

TABLE OF CONTENTS	PAGE
PROPOSED MONITORING AND EVALUATION PROCEDURES	ii
PART II: GOALS, OBJECTIVES AND POLICIES	
FUTURE LAND USE ELEMENT	1
TRAFFIC CIRCULATION ELEMENT	26
MASS TRANSIT ELEMENT	36
PORTS, AVIATION AND RELATED FACILITIES ELEMENT	39
HOUSING ELEMENT	41
INFRASTRUCTURE ELEMENT: SANITARY SEWER, SOLID WASTE, DRAINAGE AND POTABLE WATER	49
CONSERVATION/COASTAL ZONE MANAGEMENT ELEMENT	54
RECREATION AND OPEN SPACE ELEMENT	69
INTERGOVERNMENTAL COORDINATION ELEMENT	74
CAPITAL IMPROVEMENT PROGRAM ELEMENT	78
HISTORIC PRESERVATION ELEMENT	87
CITY COMMISSION RESOLUTION 92-20579 AND RELATED MATERIAL	89
LIST OF FIGURES	PAGE
REDEVELOPMENT AREAS MAP	25
OFFICIAL TRAFFICWAY MAP	35
FUTURE LAND USE MAP	not included in this copy

PROPOSED MONITORING AND EVALUATION PROCEDURES

INTRODUCTION

The comprehensive planning program in Miami Beach will be a continuous and ongoing process. The central components of that process will be the procedures for monitoring plan-related activities, preparation of periodic evaluation and appraisal reports, and preparation of updates to the local comprehensive plan.

The following is a description of the monitoring, updating and evaluation procedures which the City will follow in accord with the requirements of 95-5.005(7), F.A.C., and section 163.3191, F.S., including the preparation of the five-year evaluation and appraisal report and the means of ensuring continuous monitoring and evaluation of the plan during the five year period.

The Miami Beach Planning Board, as the designated local planning agency will be responsible for preparing the five-year evaluation and appraisal report. The Miami Beach Planning, Design and Historic Preservation Division will serve as the staff for the Planning Board in preparing the report. Procedures for submittal to the governing body, adoption by the governing body, and transmittal to state land planning agency shall be as required and described in section 163.3191, F.S.

UPDATING BASELINE DATA

All data tables contained in the City's comprehensive plan adopted in 1994 and in the published support documents which can be updated without unduly large cost to the City will be updated such that the data is as current as feasible at the time of preparation of the five-year evaluation and appraisal report (EAR).

If possible, data for the EAR will be obtained from the same sources as were used in preparation of the 1994 comprehensive plan, including both primary and secondary sources. If for whatever reason the original source is not longer available or is no longer considered to be professionally acceptable, the City will attempt to identify alternative sources that can provide the same or similar acceptable data. However, even if the same data is available from the original source, the City may elect to use alternative sources, either primary or secondary, if the City determines that the alternative source is more suitable than the original source.

In all cases, care will be taken to ensure that the data collected for the EAR is comparable with the original data used in preparation of the comprehensive plan. Every reasonable effort will be made to avoid erroneous interpretations due to differences in definitions, accuracy, levels of aggregation, or other methodological factors involved in the generation and compilation of the data.

In the event current data is not available from either the original source or an acceptable alternative source, the City will prepare or arrange to have prepared estimates of the particular data. The determination of which methodologies and procedures will be used and followed will depend upon which types of data need to be estimated, which cannot be known with certainty until that time. The decision as to which data series will be

estimated will be made during the twelve month period prior to adoption of the five-year EAR and only after thorough research of sources existing and available at that time.

In general, the updating process will begin in the twelve month period just prior to the date five years from the date of adoption of the comprehensive plan. However, if deemed necessary and appropriate by the City, the updating process may begin earlier or later.

PROGRESS TOWARD GOALS AND OBJECTIVES

Progress toward the realization of stated goals and the accomplishment of measurable objectives will be assessed primarily in terms of the quantifiable measures expressed in the objectives. Policies, which are defined in 9J-5, FAC, as ... “the way in which programs and activities are conducted ...”, generally are not quantifiable and therefore will be assessed in terms of implementation.

The key element in the analysis is the assessment of progress in meeting the objectives. As defined in 9J-5, FAC, an objective is “... a specific, measurable, intermediate end that is achievable and marks progress toward a goal”. The degree of progress can be analyzed in quantified terms and objective conclusions made. Equally important, the degree to which the objectives are reached provides a measure for assessing realization of the goals.

1. Progress Toward Objectives

The first step in the analysis will be the collection and compilation of the current data to update the baseline data. This process was described in the subsection above.

The second step will be to collect and compile any other data that might be needed to adequately measure the achievement of objectives. The specific procedures will depend on the determination at the time of which data is needed and what the most appropriate sources are.

The third step will be to calculate the quantifiable changes from the base period, in either absolute amounts or percentages, or both. In some cases, the measure will be simply whether the specified element or condition exists (e.g. public hazard or ordinance). All statistics will be displayed in table form.

The fourth step will be to calculate or otherwise determine the status, in quantified form, of the subject addressed in each objective. The degree to which the data indicates achievement, under achievement or over achievement of the objectives will be established and displayed in tables, charts or graphics, as appropriate, and will be described in accompanying text.

2. Progress Toward Goals

Goals refer to a more generalized state than objectives and are less specific. As a result, the measurement of progress toward achieving goals is less precise than for objectives. Furthermore, there is a greater degree of subjectivity involved in assessing whether the desired state has been achieved.

For the purposes of the EAR, the City will assess progress toward realization of the goals by means of the following four procedures:

- ◇ The results of the procedure for assessing progress toward achieving the objectives, as described above, will be used as a measure of progress toward reaching goals:
- ◇ Comparison of other data contained in the baseline and updated series, but not reflected in the objectives, will provide a second measure of progress. By comparing the updated data with the baseline data, improvement, degeneration or lack of change relative to the goal can be identified.
- ◇ If other data sources are identified which provide a comparison between the conditions at the time the comprehensive plan was adopted and the preparation of the EAR, and the data is relevant to one or more of the goals, the City may elect to include the statistical comparison as an additional measure of progress toward reaching the goal. Included in this category would be those factors measured simply in terms of the existence or non-existence of an element or condition (e.g. elimination of hazard, or adoption of an ordinance);
- ◇ Lastly, progress toward the goals will be assessed in terms of the perceptions of people, providing an accounting or opinions. Such an approach is warranted because many values reflected in the goals have a subjective basis, such as aesthetics, quality of life and adequacy. The perceptions and opinions of the residents, property owners and business owners in Miami Beach will be solicited by means of public meetings, LPA workshops, and surveys. Specifics are described in the subsection of Monitoring and Evaluation Procedures entitled "Public Participation".

After the analysis described in the four procedures above has been completed, the findings relative to the degree to which the goals have been reached will be described in text, table and in graphic form, as appropriate.

3. Assignment of Policies

The assessment of policies will be based on the degree to which the policies were implemented and the degree to which official actions adhered to or deviated from them.

The assessment of implementation of policies will entail a simple accounting of whether the action addressed in the policy was carried out and if so, whether it was totally or partially completed.

The assessment of adherence and deviation will entail contact with the City department, boards and agencies which have responsibility for the subject actions. Incidences involving the policy will be listed and described and the actions taken will be noted. A determination of whether the action adhered to or deviated from the policy will be made and recorded.

After the analysis described above has been completed, the findings will be described in text, table or graphic form, as appropriate.

OBSTACLES AND PROBLEMS

The Ear will contain a section which provides a discussion of the obstacles and problems found to have contributed to the under achievement of a goal or objective, or the failure to implement a policy. The process described above for identifying goals, objectives and policies which were not achieved will provide the list of goals, objectives and policies to be analyzed.

The following tasks will be undertaken to identify, if possible, the specific obstacles or problems:

- ∇ City departments, boards, outside agencies, private parties and others involved in the activities addressed by the goals, objectives or policies will be interviewed. Opinions as to the nature of the obstacles or problems causing the under achievement will be recorded.
- ∇ Empirical data and information related to the issues will be collected from available sources, which may include files, inventories, surveys and documents.
- ∇ The empirical data will be analyzed in an effort to determine which of the suggested obstacles and problems can be substantiated.
- ∇ Obstacles and problems which can be substantiated will be described in text, table and/or graphic form.

NEW OR MODIFIED GOALS, OBJECTIVES OR POLICIES

The evaluation and appraisal report will suggest changes to the comprehensive plan deemed necessary to adequately address the identified obstacles and problems. Such recommendations may address changes, additions or deletions of goals, objectives or policies.

The recommendations will be prepared by the Planning Board and City staff based on the analysis as described in these Monitoring and Evaluation procedures and other research and analysis as might be necessary and appropriate, depending upon the issues addressed and circumstances at the time. Public input will be provided for as described in the public participation procedures outlined below.

PUBLIC PARTICIPATION

The City of Miami Beach shall encourage and provide for public participation in the planning process. The City's provisions for public participation in the planning process, including adoption of a comprehensive plan, comprehensive plan amendments and evaluation and appraisal reports shall conform to the requirements of Chapter 163, Florida Statutes and Rule 9J-5 and 9J-11, Florida Administrative Code as they may be amended from time to time. The procedures shall include the following:

1. Provisions to assure that real property owners are put on notice, through advertisement in a newspaper of general circulation or other method, of official actions that will affect their property-9J-5.004(2)(a).

- a. In the case of the comprehensive plan and comprehensive plan amendment transmittal and adoption process and the process of adoption of Evaluation and Appraisal Reports and related comprehensive plan amendments, property owners will be notified by newspaper advertisements and public hearings shall be held in keeping with the following requirements:

1) Planning Board (Local Planning Agency)

Newspaper advertisements and public hearings shall meet the applicable requirements of Sections 163.3164(17), 163.3174, 163.3181, and 163.3191, Florida Statutes and amendments thereto and applicable provisions of Rule 9J-5, and 9J-11, Florida Administrative Code and amendments thereto.

2) City Commission Public Hearings

Newspaper advertisements and public hearings shall meet such requirements of Sections 163.3181, 163.3184(15), 163.3184(16), 163.3187, 163.3189, and 163.3191, Florida Statutes and amendments thereto as are applicable requirements of Rule 9J-5.004, Florida Administrative Code and amendments thereto.

b. Developments of Regional Impact

Comprehensive Plan amendments which arise in connection with developments of regional impact shall also be considered in accordance with the notice and public hearing requirements set forth in Section 380.06, Florida Statutes.

- c. In addition, the city may, at its option provide other types of notice of public hearings such as posting affected properties and direct mail notice to owners of affected properties.

2. Provisions for notice to keep the general public informed-9J-5.004(2)(b).

- a. In the case of comprehensive plan and comprehensive plan amendment transmittal and adoption, public hearings shall be held and the public shall be notified by newspaper advertisements as set forth in Subpart A above.

- b. Copies of the comprehensive plan and adopted comprehensive plan amendments, evaluation and appraisal reports and executive summaries shall be provided for use by the public at all Miami Beach branches of the Dade County Public Library, at the Miami Beach city hall, in the offices of the City staff of the Planning Board and in the office of the City Clerk. Copies shall also be furnished to civic organizations in the City of Miami Beach.

- c. The city's staff to the Planning Board shall send copies of notices of public hearings and public meetings regarding transmittal/adoption of a comprehensive plan or plan amendment to civic and community organizations.
 - d. In addition to the notices specified in 1, 2 and 3 above, the City may, at its option provide other types of notices of public hearings/workshops/neighborhood meetings, such as posting affected properties and direct mail notice to residents.
 - e. The City, may at its option hold workshops and or town hall or neighborhood meetings regarding the comprehensive plan and/or proposed amendments. At least one such public meeting shall be held prior to preparation of evaluation and appraisal reports.
 - f. Prior to undertaking a publicly financed capital improvement project the City may, at its option hold a noticed public hearing in keeping with the requirements of Section 163.3181(3), Florida Statutes and amendments thereto.
- 3. Provisions to assure that there are opportunities for the public to provide written comments-9J-5.004(2)(c) and provisions to assure the consideration of and response to public comments-9J-5.004(2)(e).**
- a. All newspaper advertisements regarding public hearings as set forth in subpart A herein shall state that written comments regarding the comprehensive plan, proposed amendments or evaluation and appraisal report are encouraged.
 - b. The City's staff to the Planning Board shall maintain a permanent file of such written comments, and summarize and respond to the comments. Copies of summaries and responses shall be provided to the Miami Beach Planning Board and City Commission and to the State DCA.
- 4. Provisions to assure that the required public hearings are held:**
- The City certifies that it shall prepare and adopt all evaluation and appraisal reports in accordance with the requirements of Chapter 163, Florida Statutes and Rule 9J-5, Florida Administrative code and that the City's Planning Board and Commission shall follow the procedures set forth in said statute and rule in transmitting and adopting future comprehensive plans and plan amendments.
- 5. Executive Summaries of plan, release of information encouraged-9J-5.004(3).**
- a. All newspaper advertisements and other notices of public hearings regarding transmittal/adoption of a comprehensive plan, comprehensive plan amendment or evaluation and appraisal report shall state that copies of the proposed plan, amendment or report may be obtained from the staff of the City's Planning Board and that all questions regarding the proposed plan, amendment or report may be directed to that staff. The address and

telephone number of the Planning Board staff shall be provided in the notices.

- b. See subparagraph B.2 herein.

CONTINUOUS MONITORING AND EVALUATION

The means of ensuring continuous monitoring and evaluation of the plan during the five-year period will include the following:

1. Pursuant to 9J-5.016(4), FAC, the Capital Improvements Element will be reviewed on an annual basis. The review will be done in conjunction with the annual preparation of the City's five-year capital improvements program (CIP).

Each project proposed for inclusion in the CIP will be analyzed by the City staff and Planning Board regarding consistency with the comprehensive plan. Projects will be considered as consistent with the plan if the project is compatible with the plan (i.e. not in conflict) and furthers or least does not impede progress toward realization of the plan's goals, objectives and policies. If a recommended project is found to be inconsistent with the plan, one or more of the following remedies will be implemented:

- a. the project will be modified so as to be consistent with the plan;
- b. the comprehensive plan will be amended so as to reflect the need for the project;
- c. the project will be deleted.

Furthermore, it will be the responsibility of the Planning, Design and Historic Preservation Division to analyze progress toward the goals, objectives and policies of the comprehensive plan for the purpose of identifying projects which would further the implementation of the plan and to prepare project recommendations for consideration in preparation of the CIP and annual review of the Capital Improvements element.

2. The City will prepare on an annual basis a written report to be submitted to the designated local planning agency and the City Commission. The report will contain a summary of the City staff's review of the plan, to include the following considerations:
 - a. any corrections, updates, and modifications of the Capital Improvements Element concerning costs, revenue sources, acceptance of facilities pursuant to dedications which are consistent with the element, or the date of construction of any facility enumerated in the element;
 - b. the Capital Improvement Program's consistency with the Comprehensive Plan elements and its support of the Future Land use element;
 - c. the priority assignment of existing public facility deficiencies;

- d. the City's progress in meeting those needs determined to be existing deficiencies;
- e. the City's effectiveness in maintaining the adopted level-of-service standards;
- f. the City's effectiveness in reviewing the impacts of plans and programs of state agencies that provide public facilities within the City's jurisdiction;
- g. the effectiveness of impact fees or dedications of facilities for assessing new development a pro rata share of the improvement costs which they generate;
- h. the impacts of public school board or public health facility decisions upon the City's ability to maintain its adopted level-of-service standards;
- i. capital improvements needed for the latter part of the planning period, for inclusion in the 5-Year Schedule of Improvements;
- j. development permits issued for new construction, substantial rehabilitation and demolition during the previous year;
- k. changes in the total population and the geographic distribution of the population;
- l. modifications to the development regulations;
- m. amendments to the comprehensive plan.

SUBMITTAL PROCEDURES

The five year evaluation and appraisal report will be prepared by the Miami Beach Planning, Design and Historic Preservation Division and the Miami Beach Planning Board, the designated local planning agency. Upon approval of a majority of the members of the local planning agency, the report will be forwarded to the Miami Beach City Commission, the governing body.

The City Commission will adopt, or adopt with changes, the report or portions thereof within 90 days after receiving it from the local planning agency. If deemed necessary and appropriate, the City Commission will amend its comprehensive plan based on the recommendations contained in the adopted evaluation and appraisal report and pursuant to the procedures in sections 163.3184 and 163.3187. Amendments to the plan and the adoption of the report may be simultaneous. When amendments to the plan do not occur simultaneously with the adoption of the evaluation and appraisal report, the report will contain a schedule for adoption of proposed amendments within 1 year after the report is adopted. The report will be transmitted to the state land planning agency, with the related amendments when the amendments are transmitted pursuant to section 163.3184.

PART II: GOALS, OBJECTIVES and POLICIES

FUTURE LAND USE ELEMENT

GOAL

Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

OBJECTIVE 1: LAND DEVELOPMENT REGULATIONS

Future growth and development, redevelopment and rehabilitation will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

Policy 1.1

Continue to administer land development regulations (LDR) consistent with s.163.3202, F.S. that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Protect the Conservation (beach) lands designated on the Future Land Use Map and in the Conservation Element;
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Regulate design of architecturally significant and oceanfront buildings;
- f. Regulate signage;
- g. Ensure safe and convenient traffic flow and vehicle parking needs; and
- h. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

Note: The Zoning Ordinance of the City was extensively amended in 1989 to carry out the 1989 Comprehensive Plan resulting in a set of land development regulations (LDR).

Policy 1.2

The land development regulations which implement this Comprehensive Plan shall, at a minimum, be based on and be consistent with s.163.3202, F.S., and shall further be based on the following standards for land use category, land use intensity and land use density:

Single Family Residential Category (RS)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and new single family residential development.

Uses which may be Permitted: Single family detached dwellings.

Density Limits: **7** residential units per gross acre.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy.

Townhome Residential Category (TH)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new townhome residential areas.

Uses which may be Permitted: Single family detached dwellings and townhome dwellings. For the purposes of this use limitation, townhome dwellings are dwellings arranged on a site with other townhome dwellings in such a way that none of the townhome dwellings are above or below one another and so that each has its own entrance to the out of doors.

Base Density Limits: **23** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **40** dwellings units per gross acre, inclusive of base density.

Base and Bonus Intensity Limits: Intensity may be limited by such set back, height, floor area ration and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the base intensity exceed a floor area ration of **0.7** nor shall the bonus intensity exceed a floor area ratio of **1.2**.

Low Density Planned Residential Category (RM-PRD)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new low density single family and multiple family residential areas in large scale developments which are carried out in accordance with an overall development master plan and which have a greater variety of height, set back and similar configurations than would be appropriate in lot-by-lot development, and which may contain a limited accessory commercial component, not to exceed one-percent (1%) of the lot area of the site.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, multiple family dwellings, and limited accessory commercial uses not to exceed one-percent (1%) of the lot area of the site.

Density Limits: **25** dwelling units per gross acre.

Intensity Limits: Intensity may be limited by such set back, height, floor area ration and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on **1.6**.

**RM-PRD amended in Round 99-2, Ordinance #99-3228, adopted December 15, 1999.*

Low Density Multi Family Residential Category (RM-1)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new low density multi family residential areas.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings and multiple family dwellings, and hotels for properties fronting Harding Avenue or Collins Avenue from the City Line on the north to 73rd Street on the south. ** Harding/Collins properties amendment added Round 00-1, ordinance #2000-3258, adopted July 12, 2000.*

Bed and breakfast inns are permitted in RM-1 only in the Flamingo Park Historic District and the West Avenue Bay Front Overlay District, both of which are described in the Land Development Regulations. Residential office and suite hotel uses are permitted in the West Avenue Bay Front Overlay District only.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. *** Round 03-1, ordinance #2003-3392, adopted February 5, 2003.*

Base Density Limits: **34** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **90** dwellings units per gross acre, inclusive of base density.

Base and Bonus Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the base intensity exceed a floor area ratio of **1.0** nor shall the bonus intensity exceed a floor area ratio of **2.0**.

Medium Density Multi Family Residential Category (RM-2)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium density multi family residential areas.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, multiple family dwellings, apartment hotels and hotels. Residential office uses are permitted in RM-2 only in the West Avenue Bay Front Overlay District, as described in the Land Development Regulations.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Base Density Limits: **56** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **136** dwelling units per gross acre, inclusive of base density.

Base and Bonus Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the base intensity exceed a floor area ratio of **1.25** nor shall the bonus intensity exceed a floor area ratio of **3.0**.

High Density Multi Family Residential Category (RM-3)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new high density multi family residential and hotel areas.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, multiple family dwellings, apartment hotels and hotels.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Base Density Limits: **56** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **272** dwelling units per gross acre, inclusive of base density.

Base and Bonus Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the base intensity exceed a floor area ratio of **1.25** nor shall the bonus intensity exceed a floor area ratio of **6.0**.

Low Intensity Commercial Category (CD-1)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new low intensity commercial areas which primarily serve surrounding residential neighborhoods.

Uses which may be Permitted: Various types of commercial uses including business and professional offices, retail sales and service establishments, eating and drinking establishments and apartment residential uses.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Base Density Limits: **22** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **66** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **0.5**

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **1.0**, inclusive of base intensity limits.

Medium Intensity Commercial Category (CD-2)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium intensity commercial areas which serve the entire city.

Uses which may be Permitted: Various types of commercial uses including business and professional offices, retail sales and service establishments, eating and drinking establishments; apartment residential uses; apartment hotels; and hotels.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Base Density Limits: **45** dwelling units per gross acre.

Large Lot and Urban Design Bonus and Rehabilitation Density Limits: **132** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **1.0**.

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **2.0**, inclusive of base intensity limits.

High Intensity Commercial Category (CD-3)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new medium intensity commercial areas which primarily serve the entire city.

Uses which may be Permitted: Various types of commercial uses including business and professional offices, retail sales and service establishments, eating and drinking establishments; apartment residential uses; apartment hotels; and hotels.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * *Round 03-1, ordinance #2003-3392, adopted February 5, 2003.*

Base Density Limits: **56** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **396** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **1.25**.

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **6.0**, inclusive of base intensity limits.

Residential / Office Category (RO)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new office residential areas which are compatible with single family and other residential development.

Uses which may be Permitted: Offices and certain residential uses including single family detached dwellings, single family attached dwellings, townhouse dwellings and multiple family dwellings.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use

category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * *Round 03-1, ordinance #2003-3392, adopted February 5, 2003.*

Base Density Limits: **34** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **56** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: 0.75.

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: 1.25, inclusive of base intensity limits.

Marine Recreation (MR)

Purpose: To provide development opportunities for existing and new recreational boating activities and services facilities.

Uses which may be Permitted: Marinas; boat docks; piers; etc. for noncommercial or commercial vessels and related upland structures; aquarium, restaurants, commercial uses.

Intensity Limits: Intensity may be limited by such setback, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complimentary public policy. However, in no case shall the intensity exceed a floor area ratio of 0.25

*MR approved cycle #02-1, adopted by Ordinance No. 2002-3370 on May 29, 2002.

Mixed Use Entertainment Category (MXE)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new mixed use areas which accommodate residential, hotel and commercial development.

Uses which may be Permitted: Apartments, apartment hotels, hotels and various types of commercial uses including, business and professional offices (but not medical or dental offices), retail sales and service establishments, and eating and drinking establishments.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * *Round 03-1, ordinance #2003-3392, adopted February 5, 2003.*

Base Density Limits: **100** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **200** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **1.5**

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **6.0** for hotels and **3.0** for other uses, inclusive of base intensity limits.

Public Facility: Educational (PF (E))

Purpose: To provide development opportunities for existing and new public educational facilities.

Uses which may be Permitted: Public educational facilities.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on **2.0**.

Special Public Facilities Educational Category (SPE)

Purpose: To provide development opportunities for existing and new educational and religious facilities.

Uses which may be Permitted: Public or private schools or educational or classroom facilities from pre-school through graduate and religious facilities including mikvehs.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on **2.5** with the following exceptions: those sites as defined in the City of Miami Beach Zoning Ordinance as the Fana Holtz High School Parcel shall have a maximum floor area ratio of **3.0** and the Mikveh Parcel shall have a maximum floor area ratio of **1.0**.

** SPE added Round 98-1ER/99-1, ordinance #99-3200.*

Public Facility: Religious and Hospital PF (RHO)

Purpose: To provide development opportunities for existing and new religious and hospital facilities.

Uses which may be Permitted; Religious and hospital facilities.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on **3.0**.

Public Facility: Governmental Uses and Convention Center Facilities (PF)

Purpose: To provide development opportunities for existing and new government uses including convention center facilities.

Uses which may be Permitted: Government uses and convention facilities.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on **2.0**.

Parking (P)

Purpose: to provide development opportunities for existing and new parking facilities.

Uses which may be Permitted; Parking facilities and commercial uses when located on frontage opposite a land use category that permits commercial use.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on **3.0**.

Recreation and Open Space including Waterways (ROS)

Purpose: To provide development opportunities for existing and new recreation and open space facilities, including waterways.

Uses which may be Permitted: Recreation and open space facilities, including waterways.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on **0.5**

Conservation Protected (C)

Purpose: To designate Atlantic dune locations which are protected from the inappropriate encroachment of development because they are a valuable natural resource which is unsuitable for most types of development in their natural state.

Uses which may be Permitted: Open space.

Light Industrial (I-1)

Purpose: To provide development opportunities for existing and new light industrial facilities.

Uses which may be permitted: Light industrial and compatible retail and service facilities.

Intensity Limits: Intensity may be limited by such set back, height, floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this land use category and otherwise implement complementary public policy. However, in no case shall the intensity exceed a floor area ratio on **2.0**.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Medium-Low Density Residential “Performance Standard” Category (R-PS-1)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels and institutional uses.
Base Density Limits: **28** dwelling units per gross acre.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Large Lot and Urban Design Bonus Density Limits: **57** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **0.75**

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **1.5**, inclusive of base intensity limits.

Medium Density Residential “Performance Standard” Category (R-PS-2)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels and institutional uses.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use

category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Base Density Limits: **40** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **70** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **1.0**

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **1.75**, inclusive of base intensity limits.

Medium-High Density Residential “Performance Standard” Category (R-PS-3)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels and institutional uses.
Base Density Limits: **53** dwelling units per gross acre.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Large Lot and Urban Design Bonus Density Limits: **85** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **1.25**

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **2.0**, inclusive of base intensity limits.

High Density Residential “Performance Standard” Category (R-PS-4)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels, hotels and institutional uses.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Base Density Limits: **68** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **102** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **1.5**

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **2.25**, inclusive of base intensity limits.

Limited Mixed Use Commercial “Performance Standard” Category (C-PS-1)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels, hotels and commercial uses.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Base Density Limits: **40** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **80** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **1.0**

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **2.0**, inclusive of base intensity limits.

General Mixed Use Commercial “Performance Standard” Category (C-PS-2)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels, hotels and commercial uses. Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Base Density Limits: **85** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **106** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **2.0**

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **2.5**, inclusive of base intensity limits.

Intensive Mixed Use Commercial “Performance Standard” Category (C-PS-3)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels, hotels, and commercial uses.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * Round 03-1, ordinance #2003-3392, adopted February 5, 2003.

Base Density Limits: **113** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **158** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **2.5**

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **3.5**, inclusive of base intensity limits.

Phased Bayside Intensive Mixed Use Commercial “Performance Standard” Category (C-PS4)

Purpose: To provide development opportunities for and to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards.

Uses which may be Permitted: Single family detached dwellings, single family attached dwellings, townhouse dwellings, apartments, apartment hotels, hotels and commercial uses.

Other uses which may be permitted are accessory uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to be subordinate to the main use; and conditional uses specifically authorized in this land use category, as described in the Land Development Regulations, which are required to go through a public hearing process as prescribed in the Land Development Regulations of the Code of the City of Miami Beach. * *Round 03-1, ordinance #2003-3392, adopted February 5, 2003.*

Base Density Limits: **113** dwelling units per gross acre.

Large Lot and Urban Design Bonus Density Limits: **158** dwelling units per gross acre, inclusive of base density.

Base Intensity Floor Area Ratio Limits: **2.5**

Large Lot and Urban Design Bonus Intensity Floor Area Ratio Limits: **3.5**, inclusive of base intensity limits.

Density and Intensity Implementation Criteria

Implementation of Base Density and Intensity Limits: Base density and intensity limits established by this plan shall be implemented by development code zoning districts which may permit, in accordance with the legislative judgment of the city commission, base densities and intensities up to and including, but not greater than the base density and intensity specified for each land use category. For all residential uses, both base densities (expressed as the maximum permitted number of dwelling units per gross acre) and base intensities (expressed as the maximum permitted floor area ratio) shall apply as a limit on development and no development which exceeds either the maximum permitted number of dwelling units or the maximum permitted floor area ratio shall be approved.

Implementation of Large Lot, Urban Design Bonus and Rehabilitation Density and Floor Area Ratio Intensity Limits: Large lot, urban design bonus and rehabilitation density and/or floor area ratio intensity limits established by this plan *may* be implemented in whole or in part by development code zoning districts which permit various densities and intensities up to and including, but not greater than the large lot, urban design bonus and rehabilitation density and intensity limits specified for each land use category. For all residential uses, both bonus densities (expressed as the maximum permitted number of dwelling units per gross acre) and bonus intensities (expressed as the maximum permitted floor area ratio) shall apply as a limit on development and no development which exceeds either the

maximum permitted number of dwelling units or the maximum permitted floor area ratio shall be approved.

Interaction of Density and Intensity Limits on Individual Lots: Both density and intensity restrictions shall apply to residential uses. Only intensity restrictions shall apply to non-residential uses. No lot area which is counted toward meeting the lot area required for the residential uses on a lot shall also be counted toward meeting the lot area required for non-residential uses on the same lot. Apartment hotels are hereby defined as residential uses. Hotels are hereby defined as nonresidential uses. For the purpose of this policy, a hotel is a building occupied or intended to be occupied exclusively by transient residents or transient residents plus any live-in staff. An apartment hotel is a building occupied or intended to be occupied by transient residents in one or more hotel units and permanent residents in residential units.

Floor Area Ratio for Hotels which are West of Collins Avenue and which are in a Local Historic District or on the National Register of Historic Places: The base and maximum floor area ratio shall be **1.75** and **3.5**, respectively.

Undesignated Fisher Island Lots: Fisher Island lots that are not otherwise designated are hereby designated Recreation and Open Space.

Commercial Uses not Permitted in Land Use Categories which Permit a Mix of Residential and Commercial Uses: Land development regulations shall specifically identify commercial uses which are particularly incompatible with residential uses and which shall therefore NOT be permitted in land use categories that permit both residential and commercial uses. Such prohibited uses shall include, but not necessarily be limited to the following:

- Adult entertainment uses
- Automobile and boat sales, service and rental uses
- Automobile filling and service stations
- Automobile parts and accessory uses
- Automobile washing establishments
- Bars, lounges and related entertainment uses when not located within a hotel
- Boat storage establishments, but not marinas
- Building material sales
- Department stores
- Dry cleaning and laundry facilities serving pick up stations located off the premises
- Fast food restaurants
- Food storage lockers
- Food stores occupying 10,000 square feet or more
- Furniture and domestic equipment rental establishments
- Furniture reupholstering and repair, but not furniture stripping
- Funeral homes and crematoriums
- Game arcades
- Greenhouses
- Indoor commercial recreation uses
- Gun clubs and shooting galleries
- Kennels
- Laundry and cleaning establishments that serve primarily institutional customers or facilities that serve other laundry and cleaning establishments
- Liquor stores and party stores

Mobile home sales and rental
Monument sales establishments
Nurseries, retail, for the sale of plant materials grown off the premises
Pawn shops
Recreation vehicle parks and sales and service establishments
Recycling collection centers
Repair shops primarily providing repair for household goods and primarily dealing directly with the public
Taxidermists
Trade schools
Trailer sales and rental establishments
Upholstering, cloth and canvas products fabrication, including the fabrication of slipcovers, awnings and similar products
Veterinary clinics and hospitals

Policy 1.3

Land development regulations shall continue to address the location and extent of non-residential land uses in accordance with the Future Land Use map and the policies and descriptions of types, sizes and intensities of land uses contained in this Element. In addition, development in land use categories which permit both residential and non-residential uses shall be regulated by formalized land development regulations which are designed to ensure adequate land use compatibility. Compatibility shall be achieved by one or more of the following: 1) horizontal separation of residential and non-residential uses; 2) horizontal separation of residential uses from non-residential activity concentrations; 3) vertical separation of residential and non-residential uses; 4) enumeration of special land uses which may be particularly incompatible with residential uses; 5) enumeration of special land use criteria to ensure that non-residential special land uses are properly located with respect to any residential uses to which they may be incompatible; and 6) enumeration of special land use administrative procedures which require public hearings prior to special land use approval. In determining incompatibility consideration shall be given to noise, lighting, shadows, access, traffic, parking, height, bulk, landscaping, hours of operation, buffering and any other criteria that may be important.

Policy 1.4

The 1994 Future Land Use Map “down planning” changes which further the data and analysis findings and other amended policies shall be reflected in amendments to the zoning map in the land development regulations. These regulations shall also continue to contain performance standards which:

- a. Address buffering and open space requirements;
- b. Address historically significant properties meriting protection; and
- c. Address quality of design and aesthetics.

Policy 1.5

During early 1994, the City shall conduct a detailed study of the Collins Avenue/Indian Creek Drive area, between 59th and 63rd Streets and prepare a Future Land Use Map amendment to appropriately down plan this area if required by the results of this study.

Policy 1.6

Public educational facilities are an allowable use in all Future Land Use Categories.

**This policy added in Round 99-PS1, Ordinance # 99-3203, adopted September 17, 1999.*

OBJECTIVE 2: INNOVATIVE DEVELOPMENT

The land development regulations shall continue to be consistent with s.163.3202, *F.S.* and with the Future Land Use map, consistent with sound planning principles, minimal natural limitations, the goals, objectives and policies contained within this plan, and the desired community character, and which shall emphasize innovative land development techniques, such as mixed use development.

Policy 2.1

Innovative land use development patterns, including mixed uses shall continue to be permitted and encouraged through the provision of floor area ratio bonuses for non-residential development in areas designated as residential/commercial and mixed-use entertainment in the Future Land Use Map.

Policy 2.2

Residential multifamily rehabilitation projects shall combine undersized units, if individual units consist of less than 200 square feet, to provide larger sized apartment units, as specified in the LDR.

Policy 2.3

Rehabilitation projects involving architecturally significant buildings shall be permitted to waive on-site parking requirements if the provision of on-site parking is not possible. Payment of parking impact fees will be permitted in lieu of providing on-site parking. See Section 7-7 of the LDR.

Policy 2.4

Mixed use developments will continue to be encouraged in all areas designated as commercial/residential and MXE by creating mixed use development districts in the land development regulations which are consistent with s.163.3202, *F.S.* and which will permit floor area ratio bonuses for provision of combined hotel, residential and commercial developments in accordance with Policy 1.2 of this Future Land Use Element.

Policy 2.5

Those geographic areas of the City which are designated on the Future Land Use Map as High Intensity Residential, Residential/Commercial High Intensity, or Mixed Use Entertainment are hereby specifically designated as highly suitable for increased threshold intensity for the purpose of development of regional impact thresholds contained in Chapter 380, Florida Statutes, and Chapter 28-24, Florida Administrative Code.

OBJECTIVE 3: HISTORIC AND NATURAL RESOURCE PROTECTION

The City land development regulations shall continue to be consistent with s.163.3202, *F.S.* and which protect conservation and historic resources.

Policy 3.1

Areas designated as historic shall continue to have development reviewed under LDR Section 19 as follows:

- a. Residential rehabilitation shall conform to adopted design standards;
- b. Recreational development must be compatible with the surrounding environment and shall be subject to performance standards adopted in the land development regulations;
- c. The clearing of trees, shall be prohibited, unless specifically permitted by Dade County;
- d. All applications for development approval shall be subject to site plan and design review;
- e. Demolition of historic buildings shall be limited by requirements to conform to applicable provisions of the City's historic preservation ordinance.

Policy 3.2

Within areas designated on the Future Land Use Map as conservation, no new development, or expansion or replacement of existing development shall be permitted except revegetation and construction of a beachfront promenade.

Policy 3.3

Historic resources shall continue to be protected through designation as historic sites by the City or State, including the new City Center/Historic Convention Village district.

Policy 3.4

A list of designated historic resources shall be submitted to U.S. Department of Interior for inclusion on the National Register of Historic Places.

Policy 3.5

Miami Beach shall continue, with the assistance of preservationists, to update the new database of significant historic resources which are in need of protection.

Policy 3.6

Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources in conformance with new Section 6-16 of the LDR.

OBJECTIVE 4: HURRICANE EVACUATION

Continue to coordinate City (i.e., coastal area) population densities with the Metropolitan Dade County Emergency Operations Plan, which is the local hurricane evacuation plan for Miami Beach, and the Lower southeast Florida Hurricane Evacuation Plan, the regional hurricane evacuation plan by approving no Future Land Use map or zoning map amendments that increase density.

Policy 4.1

Permitted City population densities shall be reduced to better conform with the 1991 lower Southeast Florida Hurricane Evacuation Study as revised by the U.S. Army Corp of Engineers and the National Hurricane Center.

Policy 4.2

Permitted city population densities shall be reduced to better conform with the Metropolitan Dade County Offices of Emergency Management's 1991 Emergency Operations Plan and the experience with Hurricane Andrew.

OBJECTIVE 5: CONCURRENCY MANAGEMENT

Meet the concurrency management requirements of Ch. 9J-5.0055 *FAC* and the LDR, and the land needs for utilities.

Policy 5.1

The City shall continue to participate in the county impact fee ordinance program.

Policy 5.2

Land Development Regulations pertaining to concurrency management shall be amended to reflect Ch. 9J-5.0055 *FAC* and this policy. No development permit shall be issued unless the public facilities necessitated by the project (in order to meet level of service standards specified in the Traffic Circulation, Recreation and Infrastructure Policies) will be in place concurrent with the impacts of the development or the permit is conditional to assure that they will be in place. The requirement that no development permit shall be issued unless public facilities necessitated by the project are in place concurrent with the impacts of development shall be effective immediately and shall be interpreted pursuant to the following:

1. Measuring Conformance with the Level-of-Service

Public facility capacity availability shall be determined by a set of formulas that reflect the following:

Adding together:

- ◇ The total design capacity of existing facilities; plus

- ◇ The total design capacity of any new facilities that will become available concurrent with the impact of the development. The capacity of new facilities may be counted only if one or more of the following can be demonstrated:
 - (A) For water, sewer, solid waste and drainage:
 - (1) The necessary facilities are in place and available at the time a certificate of occupancy is issued, or
 - (2) Such approval is issued subject to the condition that the necessary facilities will be in place and available when the impacts of development occur, or
 - (3) The new facilities are guaranteed in an enforceable development agreement to be in place when the impacts of development occur. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order pursuant to Chapter 380, Florida Statutes (the Development of Regional Impact authorization).
 - (B) For recreation:
 - (1) Paragraphs (1)-(3) under (A) above except that construction may begin up to one year after issuance of a certificate of occupancy.
 - (2) The new facilities are the subject of a binding executed contract for the construction of facilities to be completed within one year of the time the certificate of occupancy is issued, or
 - (3) A development agreement as outlined in (4) above but requiring construction to begin within one year of certificate of occupancy issuance.
 - (C) For traffic:
 - (1) Paragraphs (A)(1) through (4) or (B)(2) above except that construction can begin up to three years after the approval date.
 - (2) No modification of public facility level-of-service standards established by this plan shall be made except by a duly enacted amendment to this plan.

Subtracting from that number the sum of:

- Existing volumes or flows; plus
- “Committed” volumes or flows from approved projects that are not yet constructed; plus
- The demand that will be created by the proposed project, *i.e.* site plan, plat or other development order.

In the case of water, sewers, solid waste and recreation, the formulas must reflect the latest population vis a vis flows or park acreage.

Design capacity shall be determined as follows:

Sewage: the capacity of the County sewage treatment system.

Water: the capacity of the County water treatment and storage system.

Solid waste: the capacity of the County disposal system.

Drainage: The on-site detention capability and/or storm sewer capacity.

Roadways: The standard for measuring highway capacities shall be the Florida DOT Table of Generalized Two-Way Peak Hour Volumes for Urbanized Areas or other techniques that are compatible to the maximum extent feasible with FDOT standards and guidelines. The measurement of capacity may also be determined by engineering studies provided that analysis techniques are technically sound and acceptable to the City.

Recreation: Measurement shall be based on recreation data in the Comprehensive Plan plus the latest City population estimate with any necessary interpretation provided by the City manager or designee thereof.

Transit: the county Transit Agency bus schedules for routes within the City.

2. Concurrency Monitoring System

The manager or designee thereof shall be responsible for monitoring facility capacities and development activity to ensure that the concurrency management system data base is kept current, *i.e.*, includes all existing and committed development. This data base shall be used to systematically update the formulas used to assess projects. An annual report shall be prepared.

3. Capacity Reservation

Any development permit application which includes a specific plan for development, including densities and intensities, shall require a concurrency review. Compliance will be finally calculated and capacity reserved at time of final action of an approved final Design Review approval or building permit if no Design Review is required or enforceable developers agreement. Phasing of development is authorized in accordance with Rule 9J-5.0055. Applications for development permits shall be chronologically logged upon approval to determine rights to available capacity. A capacity reservation shall be valid for a time to be specified in the land development code; if construction is not initiated during this period, the reservation shall be terminated.

4. Administration

The City manager (or designee thereof) shall be responsible for concurrency management. The land development code shall specify administrative procedures, including an appeals mechanism, exemptions, plan modifications, burden of proof, etc.

5. Project Impact or Demand Measurement

The concurrency management user's procedural guide (a supplement to the land development code) will contain the formulas for calculating compliance plus tables which provide generation rates for water use, sewer use, solid waste and traffic, by land use category. Alternative methods acceptable to the Director may also be used by the applicant. For example, traffic generation may be based upon the Institute of Transportation Engineer's "Trip Generation" manual.

Policy 5.3

As a part of the capital improvement program process, public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize their cost; and c) minimize their impacts on the natural environment.

OBJECTIVE 5A: LAND FOR UTILITY FACILITIES

The city shall assure the ability to provide land needed for utility facilities to serve the Future Land Use Plan.

Policy 5.4

The LDR shall continue to provide for the land needed by utility systems.

OBJECTIVE 6: INCONSISTENT USES

The City land development regulations shall continue to provide for the discontinuation of non-conforming land and building uses which are incompatible or inconsistent with the Future Land Use Plan.

Policy 6.1

Expansion or replacement of land uses, which are incompatible with the Future Land Use Plan, shall be prohibited and enforced through zoning decisions.

Policy 6.2

Regulations for buffering of incompatible land uses shall continue to be enforced as set forth in the City's land development regulations, consistent with s.163.3202, *F.S.*

OBJECTIVE 7: INTERGOVERNMENTAL COORDINATION

The City shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities, particularly relative to Biscayne Bay; see policy for measurability.

Policy 7.1

Recommendations and corrective actions described in the Intergovernmental Coordination Element are hereby incorporated by reference and shall continue to be implemented.

Policy 7.2

Requests for development orders or permits shall be coordinated, as appropriate, with Dade County, special districts, the Regional Planning Council, the Water Management District and state and federal agencies. Special emphasis shall be placed on conformance with the Biscayne Bay Aquatic Preserve Management Plan and by achieving Biscayne Bay Shoreline Development Review Committee review of 100 percent of applicable projects.

OBJECTIVE 8: TOPOGRAPHY

The City shall coordinate future land uses with the appropriate topography; see policy for measurability. (Note: An objective 9J-5.006(3)(b) as it relates to soil conditions is not applicable as the City's soils consist entirely of man-made soils and beach sand).

Policy 8.1

The City shall continue to require that first floor elevations be constructed at 8.33 to 11.0 feet at mean low tide to allow maximum protection during flood conditions. This provision shall not apply within Historic Preservation Districts where first floor elevations may be set below 8.33 feet, but shall be set at the highest level consistent with the historic character of the area.

OBJECTIVE 9: REDEVELOPMENT

The City shall undertake an additional redevelopment area program by 1995.

Policy 9.1

The city shall secure the necessary approvals in order to undertake a City Center/Historic convention Village redevelopment area project by 1995.

Policy 9.2

The City shall continue to implement the South Pointe Redevelopment Area project, with emphasis on townhouse infill construction, to include a mix of housing types and commercial uses.

** Last phrase added in Round 98-D1, Ordinance # 98-3118, adopted April 15, 1998.*

Policy 9.3

The city shall continue its code enforcement program to address blight. By 1995 the City shall enhance the program through a joint venture with the Housing Authority; special attention shall be devoted to the North Beach area.

OBJECTIVE 10: GATEWAY URBAN DESIGN

Achieve a high quality of streetscape design at the key entrance ways to the City.

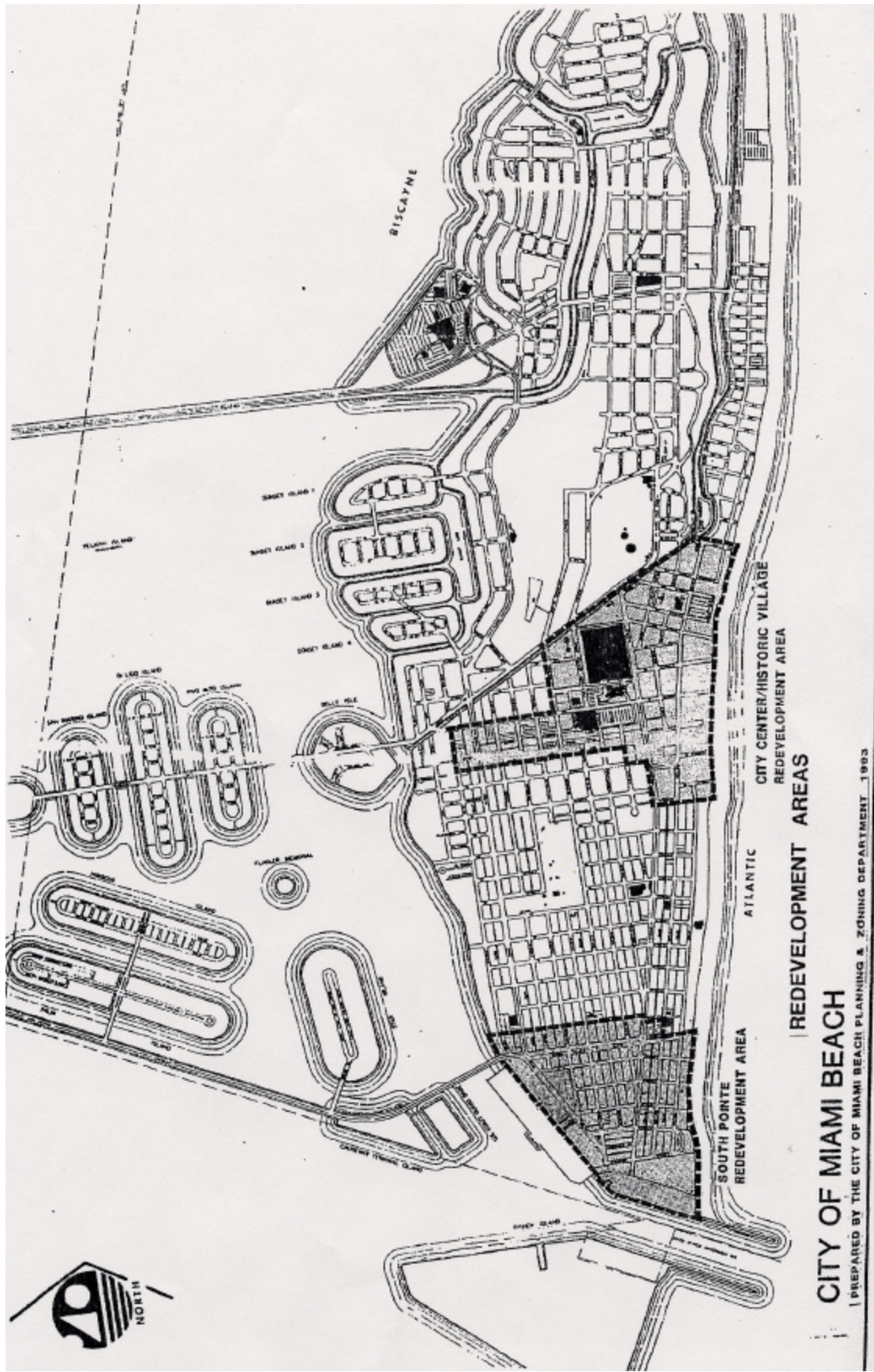
Policy 10.1

By 1998, the City shall design and implement streetscape improvements to the western segments of Fifth Street, 41st Street and 71st Street and Collins/Harding Avenues at the north city line.

Note: The following are not applicable to Miami Beach:

Objective 9J-5.006(3)(b)7
Policy 9J-5.006(3)(c) 6

urban sprawl
wellfields



TRAFFIC CIRCULATION ELEMENT

GOAL:

To ensure the development of a safe, efficient and integrated motorized and non-motorized transportation system in the City of Miami Beach.

OBJECTIVE 1: LEVEL OF SERVICE

To require that roadways within the City operate at acceptable levels of service (LOS) coordinated with the Future Land use Map.

Policy 1.1

The City hereby adopts the following peak hour LOS standards for each listed facility type:

- ◇ Local roads – LOS Standard D
- ◇ Collector roads – LOS Standard D
- ◇ Arterial roads - LOS Standard D
- ◇ Limited access roads - LOS Standard D

Policy 1.1A

The following level of service standards shall be established for the roadways identified below and located within the City's Transportation Concurrency Management Areas (TCMAs):

- (a) Where no mass transit service exists, roadways shall operate at or above LOS D;
- (b) Where mass transit service having headways of 20 minutes or less is provided within $\frac{1}{4}$ distance, parallel roadways shall operate at no greater than 120 percent of LOS D;
- (c) Where extraordinary transit service classified as the Electrowave shuttle or express or peak-hour limited stop bus service exists parallel roadways within $\frac{1}{4}$ mile shall operate at no greater than 150 percent of LOS D.

South Beach TCMA – Facilities to be averaged

Roadway	Function	Direction	From	To	TCMA LOS	Service Volume
Alton Road	Arterial	N/S	Dade Blvd.	5th St.	D+20	3072
Washington Avenue	Arterial	N/S	Dade Blvd.	5th St.	D+50	4320
<i>SUBTOTAL</i>						7392
Collins Avenue	Collector	N/S	23rd Street	5th Street	D+50	2106
Meridian Road	Collector	N/S	Dade Blvd.	5th Street	D+20	1188
West Avenue	Collector	N/S	Dade Blvd.	5th Street	D+20	1188
<i>SUBTOTAL</i>						4482
Alton Road	Collector	N/S	5th Street	Biscayne	D+50	3255
Washington Avenue	Collector	N/S	5th Street	Biscayne	D+50	3255
<i>SUBTOTAL</i>						6510
5th Street	Arterial	E/W	Alton Road	Washington Ave	D+50	5970
17th Street	Arterial	E/W	Dade Blvd.	Collins Avenue	D+50	4320
Dade Boulevard (share)	Arterial	E/W	Venetian Caus.	Pine Tree Dr.	D+50	4320
<i>SUBTOTAL</i>						14610

Middle Beach TCMA – Facilities to be averaged

Roadway	Function	Direction	From	To	TCMA LOS	Service Volume
Alton Road	Arterial	N/S	63rd Street	Dade Blvd	D	3260
Collins\Indian Creek Drive	Arterial	N/S	63rd Street	23rd Street	D+20	4776
<i>SUBTOTAL</i>						8036
41st Street	Arterial	E/W	Alton Road	Indian Creek Dr	D+20	3072
Dade Boulevard (share)	Arterial	E/W	Venetian Caus.	Pine Tree Dr.	D+50	4320
63rd Street (share)	Arterial	E/W	Alton Road	Indian Creek Dr	D+20	3924
<i>SUBTOTAL</i>						11316

North Beach TCMA – Facilities to be averaged

Roadway	Function	Direction	From	To	TCMA LOS	Service Volume
Collins Avenue- one way pair	Arterial	N/S	City Limit	63rd Street	D+20	2124
Harding/Abbott Ave.- one way pair	Arterial	N/S	City Limit	Indian Creek Dr	D+20	2866
Indian Creek Drive	Arterial	N/S	71st Street	63rd Street	D+20	4776
<i>SUBTOTAL</i>						9766
71st Street/Normandy Dr.	Arterial	E/W	City Limit	Indian Creek Dr.	D+20	4776
63rd Street (share)	Arterial	E/W	Alton Road	Indian Creek Dr.	D+20	3924
<i>SUBTOTAL</i>						8700

** Adopted July 12, 2000; Ordinance No. 2000-3256*

Policy 1.2

The City shall review all proposed developments for impact upon the adopted LOS standards.

Policy 1.3

By 1995, a transportation study of the Civic and Convention Center area shall be developed as a part of the redevelopment plan including recommendations for the pedestrian and vehicular circulation and vehicle parking.

OBJECTIVE 2: ROADWAY SAFETY AND LANDSCAPING

To provide a safe and attractive transportation system throughout the City by undertaking the following policies:

Policy 2.1

Improve the safety of the road network by:

1. replacing missing road signs,
2. repairing malfunctioning signal heads, and
3. removing or trimming roadside shrubbery that blocks visibility.

Policy 2.2

The City of Miami Beach Police Department shall prepare annual accident frequency reports for all collector and arterial roads.

Policy 2.3

The City shall eliminate or minimize roadway designs which lead to hazardous conditions.

Policy 2.4

The City of Miami Beach Public Works Department, the Dade County Public Works Department or FDOT, depending on jurisdiction, will monitor all new connections and access points to roadways to ensure safe design.

Policy 2.5

City of Miami Beach shall landscape and improve entrances to the City.

Policy 2.6

The city shall implement a program to landscape and maintain existing median strips and rights of way.

Policy 2.7

The City shall provide pedestrians with safe and accessible walkways by removing architectural barriers and placing protective barriers along heavily traveled roadways.

Policy 2.8

The City shall provide sidewalks, landscaping and install curb cuts as identified in the Capital Improvements element.

Policy 2.9

The city shall have detailed public works program and carry out routine maintenance as specified in the Capital Improvements Element.

Policy 2.10

The city shall continue to monitor the condition of the many vehicular and pedestrian bridges and replace as needed in coordination with the state where appropriate.

OBJECTIVE 3: PARKING AND PEDESTRIAN/BIKE CIRCULATION

The provision of motorized and non-motorized vehicle parking and the provision of bicycle and pedestrian ways will be regulated.

Policy 3.1

During 1994, the City shall begin to implement the master plan for municipal parking acquisition, construction, and ongoing improvements.

Policy 3.2

The City shall enforce the new parking requirements in the Land Development Regulations to result in a better ratio of supply to demand.

Policy 3.3

The City shall provide a safe bike path network as specified in the Recreation and Open Space Element.

Policy 3.4

The City shall apply for State and Federal funds to complete the beachfront park and promenade system.

Policy 3.5

The City shall provide curb cuts and barrier free walkways enabling the elderly and handicapped to cross intersections safely and easily.

Policy 3.6

The City shall establish guidelines for the provision of bicycle storage areas for multifamily residences and shopping and recreational areas.

OBJECTIVE 4: TRANSPORTATION COORDINATION

Traffic circulation planning will be coordinated with the Future Land Use Map in this plan, the Transportation Improvement Program (T.I.P.), the FDOT 5 Year Plan and plans of neighboring municipalities.

Policy 4.1

The city shall review the annual versions of the Transportation Improvement Program (TIP) to coordinate this element with the plans of the MPO.

Policy 4.2

The City shall review for compatibility with this element the traffic circulation plans and programs of the unincorporated county and neighboring municipalities as they are amended in the future.

Policy 4.3

All traffic circulation planning shall be coordinated with the Metropolitan Planning Organization, the Florida Department of Transportation and the South Florida Regional Planning Council.

OBJECTIVE 5: RIGHT-OF-WAY PROTECTION

The City of Miami Beach will continue to protect the existing rights-of-way and future rights-of-way needs will be identified.

Policy 5.1

The City shall use the here included "Official Trafficway Map" identifying future rights-of-way (based upon the Future Land Use Element and the Traffic Circulation Element of this plan) in the development review process.

Policy 5.2

The City shall use design review procedures in the land development regulations to control roadway access points in conjunction with development. Such procedures shall include provisions requiring that all access points on state roads be approved by the Florida Department of Transportation, that all access points on county roads be approved by the Dade County Road Commission and that all other access points be in accordance with the best professional standards consistent with the protection of property rights. The City shall eliminate or minimize roadway designs which lead to hazardous conditions by:

- 1) requiring the provision of adequate off-street queuing areas;
- 2) prohibiting hazardous access from driveways and traffic lanes through safe systems of ingress and egress: (i.e. turn lane policies);
- 3) requiring the installation of acceleration and deceleration lanes, turning lanes or parallel access lanes, where appropriate;
- 4) requiring the elimination or the minimization of conflicts between roadway and pedestrian traffic by reasonable separation of vehicles and pedestrians, particularly near schools, parks and other areas where children are concentrated;
- 5) requiring adequate capacity for emergency evacuation or emergency response vehicles.

OBJECTIVE 6: TRANSPORTATION CONCURRENCY MANAGEMENT AREAS

The City hereby establishes the North Beach, Middle Beach and South Beach Transportation Concurrency Management Areas (TCMAs) within its boundaries. The boundaries of these TCMAs shall be as depicted on Map 6.1 and described in Appendix A of this element. Within these areas, increased mobility options will be pursued and redevelopment efforts will be focused.

Policy 6.1

Within each Transportation Concurrency Management Area, infill and redevelopment shall be encouraged which is supportive of mobility alternatives including walking, bicycling and use of transit.

Policy 6.2

Within the TCMAs, traffic calming measures maximizing mobility and providing a safer, pedestrian friendly environment shall be explored through the establishment of a preliminary traffic calming process within the City. This process will evaluate traffic calming measures prior to making recommendations to the Miami-Dade Public Works Department (MDPWD). The process shall ensure:

- a. Evaluation of all requests received by the City;
- b. Full public involvement;
- c. Recommendations to MDPWD for further study;
- d. Promotion of livable and sustainable neighborhoods.

Policy 6.3

The City, in cooperation with the Miami Beach Transportation Management Association (TMA), shall initiate an overall parking management study within the City's TCMAs. The process shall evaluate:

- a. Placement of future public and private parking facilities related to the support of alternative modes of transportation;
- b. Reduction of on-site parking requirements within the City's land development regulations in order to encourage multi-modal use;
- c. Commercial delivery issues including the provision of loading zones within alleys to improve street flow and emergency vehicle access.

Policy 6.4

Impact fees within the City's TCMA's shall be evaluated to ensure support of multi-modal options. This process shall address:

- a. The construction of enhanced pedestrian amenities;
- b. Contribution towards the construction of peripheral parking facilities to be served by transit;
- c. The construction of bicycle facilities.

Policy 6.5

Within the City's TCMA's, a Traffic Management Ordinance (TMO) shall be established, in cooperation with the Miami Beach TMA. The TMO shall require all new major non-residential development to submit a Traffic Mitigation Plan encouraging the use of alternative modes of transportation to the automobile which addresses:

- a. Provision of bicycle racks;
- b. Provision of parking for carpools;
- c. Establishment of rideshare or carpool programs;
- d. Alternative hours of travel including flexible work hours, staggered work shifts, compressed work weeks and telecommuting options;
- e. Subsidy of transit fares;
- f. Use of long term parking to be developed at City's entry points.

Policy 6.6

The City will work to establish funding mechanisms including the passage of a general obligation bond, the Metropolitan Planning Organization (MPO) process, and creation of a concurrency mitigation bank to support the projects contained within the City's *Municipal Mobility Plan* which address mobility options for the City. Those projects located within the City's TCMA will receive funding priority.

Policy 6.7

The City will work to reduce conflicts among modes of transportation. This shall be done through:

- a. Establishment of enhanced intersections with more viable crosswalks and enhanced signage;
- b. The development of bike paths and lanes with ballards and raised islands to increase safety at intersections by preventing vehicles from entering special lanes.

Policy 6.8

The City shall continue to coordinate with the Miami-Dade Transit Authority (MDTA) to ensure that transit service within the South Beach, Middle Beach, North Beach TCMAs maximize mobility and reflect routes which serve to facilitate movement within the City.

Policy 6.9

To improve citizen and visitor awareness of mobility options within the South Beach, Middle Beach and North Beach TCMAs, the City shall, in cooperation with the Miami Beach TMA, establish mechanisms to highlight information regarding the availability of mobility options.

Policy 6.10

Transportation concurrency within the South Beach, Middle Beach and North Beach TCMAs will be maintained and tracked by the Transportation and Concurrency Management Section located within the Public Works Department.

Policy 6.11

The City shall seek expansion of Electrowave shuttle service within its TCMAs through the identification of funding mechanisms.

Policy 6.12

The City shall establish a capital improvements program within each TCMA which identifies mobility improvements within each TCMA.

Policy 6.13

The City shall coordinate with the Miami-Dade MPO to construct an intermodal transit facility within the South Beach TCMA to serve transportation uses which shall include Electrowave and Miami-Dade Transit Authority buses, automobiles, motorcycles, bicycles, taxicabs, water taxis and possible regional rail service.

OBJECTIVE 7: IMPROVING HURRICANE EVACUATION

To improve hurricane evacuation within the City of Miami Beach, the City shall coordinate with responsible agencies including the Florida Department of Community Affairs, Miami-Dade Office of Emergency Management, South Florida Regional Planning Council and Miami-Dade Transit Authority.

Policy 7.1

The City of Miami Beach will continue its efforts to establish shelters of last resort within the City to assist with hurricane evacuation through coordination with Miami-Dade Office of Emergency Management.

Policy 7.2

The City shall coordinate with the Miami-Dade Transit Authority to evaluate the need for establishment of increased evacuation pick up sites within the City.

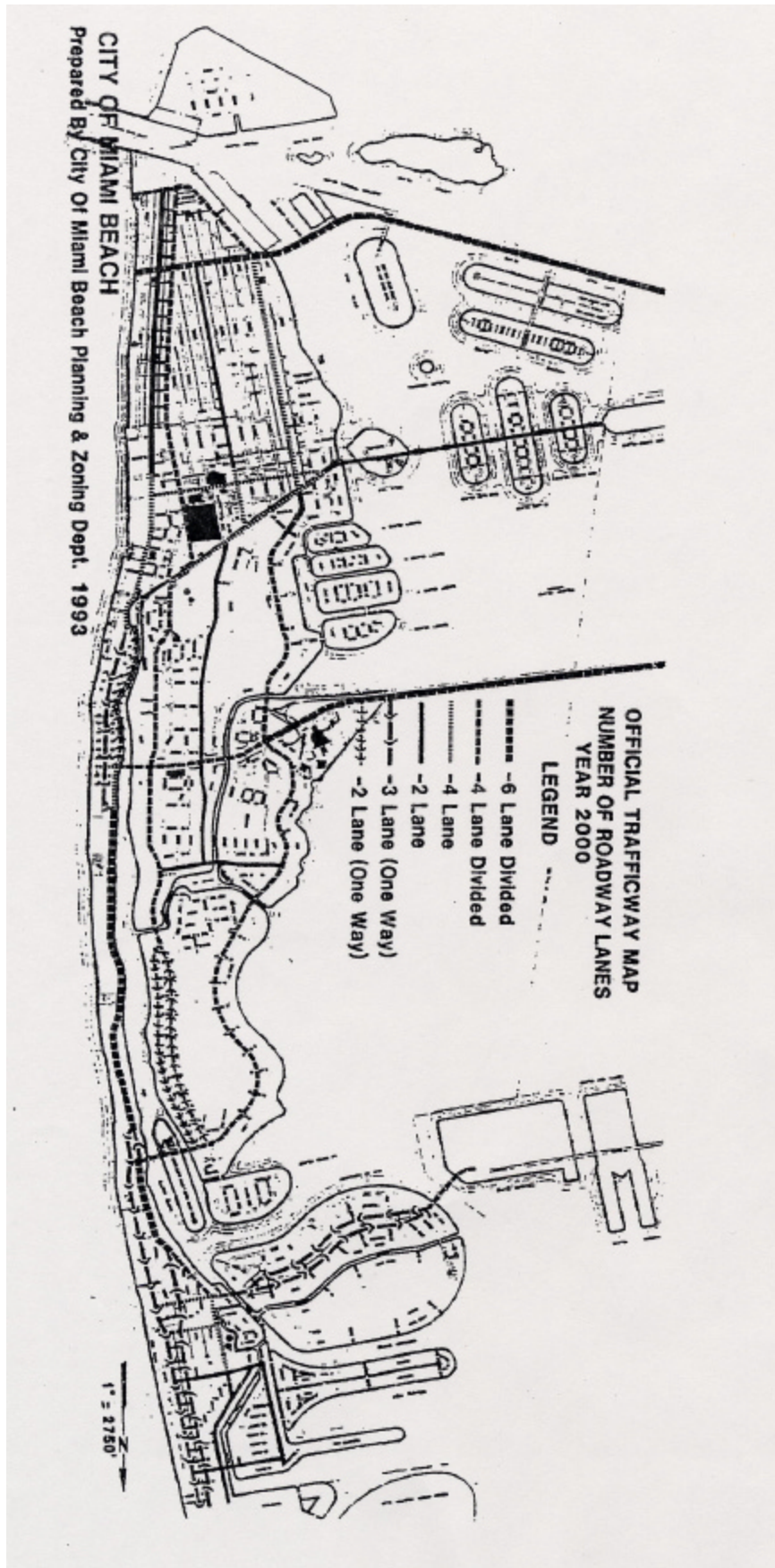
Policy 7.3

The City shall coordinate with the Miami-Dade Office of Emergency Management to improve evacuation clearance times of 5th Street/Alton Road through a change to the hurricane evacuation route zones to take advantage of available capacity on alternative evacuation routes.

Policy 7.4

The City shall evaluate entering into an agreement with a private contractor to assist with evacuation including during hurricane events.

** Objectives 6 and 7 adopted on July 12, 2000, Ordinance No. 2000-3256*



MASS TRANSIT ELEMENT

GOAL:

Serve the City of Miami Beach residents and visitors with an efficient public mass transportation system.

OBJECTIVE 1: LEVEL OF SERVICE STANDARD

Maintain consistency with the Dade County Comprehensive Plan by meeting their level of service standard. By the Year 2000, the mass transit system shall operate at a level of service no lower than the standard contained herein.

Policy 1.1

The minimum peak hour mass transit level of service standard shall be that all areas within the City shall be provided with public transit service having 60 minute headways and an average route spacing of one mile provided that:

1. the average combined population and employment density along the corridor between the existing transit network and the area of expansion exceeds 4,000 per square mile, and the corridor is .5 miles on either side of any necessary new routes or route extensions to the area of expansion;
2. it is estimated that there is sufficient demand to warrant the service; and
3. the service is economically feasible.

Policy 1.2

Issuance of all development orders for new development or significant expansions of existing development shall be contingent upon compliance with the above level of service standard (1) south of 6th Street: when the cost of the project exceeds 50% of the assessed value of that property, (2) north of 6th Street: when the value of the work exceeds the amount of the Value Determination as set forth in the South Florida Building Code.

OBJECTIVE 2: LIAISON WITH BUS SERVICE PROVIDER

Provide convenient accessible and affordable mass transit services and facilities by establishing a City liaison to inform the Metro-Dade Transit Agency (MDTA) of any problems related to Metrobus routes, fares or quality of service.

Policy 2.1

Continue to encourage Dade County to provide special transportation services to Miami Beach elderly and handicapped residents.

OBJECTIVE 3: INTERGOVERNMENTAL COORDINATION

Through Intergovernmental processes continue to coordinate Miami Beach's Mass Transit needs with the Metro-Dade County Mass Transit element, and the plans and programs of the State, regional and local jurisdictions.

Policy 3.1

The City shall examine the feasibility of water borne transit within Miami Beach and to other destinations in Dade County.

Policy 3.2

Through the MPO and intergovernmental process, coordinate transit facilities improvements with the plans for highway improvements from FDOT, Dade County and the City of Miami Beach.

Policy 3.3

During the design stages of highway improvements, the location of transit facilities such as turn-out bays and transit shelter locations, shall be included in the highway design proposal.

OBJECTIVE 4: SPECIAL NEEDS

Provide equitable paratransit services to all groups within Miami Beach including the special needs of the elderly, handicapped, low income and other transit dependent persons.

Policy 4.1

At a minimum, the MDTA shall provide equitable transportation services in accordance with UMTA Title VI requirements.

Policy 4.2

At a minimum, the MDTA shall continue to provide special transportation services in compliance with the service criteria and funding specifications of Federally mandated UMTA Section 504 regulations for the physically handicapped.

Policy 4.3

At a minimum, the MDTA shall continue to provide specialized services in compliance with State mandated regulations of Chapter 427, Florida Statutes for the transportation disadvantaged, and shall revise and update as required in the Transportation Disadvantaged Development Plan.

OBJECTIVE 5: RAIL TRANSIT RIGHTS OF WAY

Initiate, by 1998, protection strategies for mass transit rights-of-way and exclusive transit corridors.

Policy 5.1

Miami Beach shall continue to investigate rail transit strategies including protection of any resulting planned rail mass transit rights-of-way; the County Transit Element calls for a Metrorail extension into Miami Beach during the 2000-2001 period.

PORTS, AVIATION AND RELATED FACILITIES

GOAL:

There shall be no expansion of the existing port or new facility siting of ports, airports or related facilities in the City of Miami Beach.

OBJECTIVE 1: PORT FACILITY EXPANSION

There shall be no future land use changes which would allow for the expansion of existing cargo port terminal; new port or airport facilities are not feasible.

Policy 1.1

There shall be a full facility impact review of any request for a development permit to be issued by the City for the expansion of the existing cargo port facility in order to preserve the limited traffic capacity of the MacArthur Causeway and the ferry service to Fisher Island and assure consistency with the Conservation/Coastal Management Element.

Policy 1.2

Conversely, the existing MacArthur Causeway cargo terminal shall continue to be designated Light Industrial on the Future Land Use Map as to protect the facility from the encroachment of incompatible land uses.

OBJECTIVE 2: MACARTHUR CAUSEWAY

Maintain the integrity of the Future Land Use Map in order to meet the traffic Level of Service standards on the MacArthur Causeway; measurability shall be 0 such Plan amendments.

Policy 2.1

The State of Florida's plans for improvements to MacArthur Causeway shall be completed so as to enhance intermodal transportation, i.e., access to the Sun Terminal, the passenger ship component of the Port of Miami and the Miami Airport.

Policy 2.2

The projected level of service standard for the MacArthur Causeway shall not be reduced below adopted levels as a result of either traffic from the MacArthur Causeway terminal or Future Land Use Plan amendments.

OBJECTIVE 3

Any City plans impacting the MacArthur Causeway terminal shall be coordinated with the terminal, U.S. Army Corps of engineers, Metropolitan Planning Organization (MPO), the

Biscayne Bay Shoreline Development Review committee and FDOT; see policies for measurability.

Policy 3.1

The City shall notify the agencies listed in Objective 3 relative to any development permit applications impacting the Terminal including any proposals for expansion.

Note: this small cargo facility [the Terminal] does not have any apparent adverse impact on adjacent natural resources due to its location on the shipping channel within one mile of the ocean. Therefore, 9J-5.009(3)(c) 2 and 3 are not applicable given the normal governmental controls over ships in ports.

HOUSING ELEMENT

GOAL:

Have available to accommodate the projected population of the City a sufficient number of housing units in an adequate variety of types, sizes, locations and cost ranges, within sound structures located in safe and appropriate neighborhoods.

OBJECTIVE 1: HOUSING SUPPLY

Maintain the total number of housing units at a minimum of 62,400, an amount equal to the total number of households (plus an adequate vacancy rate) projected to reside in Miami Beach in 2003.

Policy 1.1

Maintain a reliably accurate inventory of housing units in Miami Beach for the purpose of monitoring the size of the housing stock.

Policy 1.2

Continue to prohibit non-residential uses in RS and RM residential zoning districts in compliance with the provisions of s.163.3202, *F.S.* to prevent conversion or redevelopment of residential structures to non-residential uses.

Policy 1.3

Continue the incentives in the land development regulations which apply with the provisions of s.163.3202, *F.S.* by encouraging the rehabilitation of residential structures to prevent the unintended loss of housing units due to deteriorated conditions.

Policy 1.4

Enforce all minimum housing and structural conditions codes to prevent the unintended loss of housing units due to deteriorated conditions.

Policy 1.5

In compliance with the provisions of s.163.3202, *F.S.* retain the PS Performance Standard District incentives (as stated in the Future Land Use element) in the land development regulations that encourage the construction of new housing units in the South Pointe Redevelopment Area.

Policy 1.6

Maintain the legal status of the South Pointe Redevelopment Area that empowers the City to acquire properties for the purpose of assembling sites to be transferred to private interests for the purpose of development of residential uses.

OBJECTIVE 2: LARGE UNITS

In order to have available additional housing suitable for families, maintain the total number of housing units with three or more bedrooms at a minimum of 5,000 at least to the year 2003.

Policy 2.1

Maintain the legal status of the South Pointe Redevelopment Area and utilize the associated powers to promote the development of housing with units of three or more bedrooms by implementing the policies delineated in the Future Land Use Element.

Policy 2.2

Continue the incentives (as set forth in the Future Land Use Element) in Sec. 6-24 of the land development regulations, in compliance with s.163.3202, *F.S.*, that encourage residential developments that have units containing three or more bedrooms.

Policy 2.3

Maintain provisions in the development regulations, in compliance with s.163.3202, *F.S.*, that mandate minimum floor areas of 550 square feet for newly constructed housing units and also require that the minimum floor area standards of 400 square feet be met whenever the cost of rehabilitation of existing structures exceeds 50 percent of the replacement value of the building, structure or improvement, as determined by the Dade County Property Appraiser's Office.

OBJECTIVE 3: AFFORDABLE HOUSING

Have available a minimum of 16,000 housing units affordable by low and moderate income households during the period through 2003.

Policy 3.1

Continue to pursue and utilize federal sources of funding which can be used to assist in providing housing for low and moderate income households, including Section 8, HOME, and CDBG funds.

Policy 3.2

Cooperate with the Metro-Dade county in making available county Surtax funds and other financial incentives for the provision of housing affordable to low and moderate income households in Miami Beach.

Policy 3.3

Retain the ability to provide housing for low and moderate income households as a permitted use in all zoning districts which permit multifamily housing in order to avoid either over-concentration or the need for new infrastructure.

Policy 3.4

Maintain the potable water, sanitary sewer, storm sewer, transportation, solid waste, and recreation facilities above the level of service standards established in the City's comprehensive plan in all areas of the City so that there will be no restrictions due to inadequate infrastructure or public facilities on the location of housing for low and moderate income families or any other category of housing.

OBJECTIVE 4: SUBSTANDARD HOUSING

Maintain below 10 percent the proportion of all housing units which are substandard and eliminate units (not suitable for rehabilitation) by 1997. Eliminate substandard housing conditions to a level below one percent by the year 2003.

Policy 4.1

Require conformance by all residential structures to the standards of the South Florida Building Code (new structures), National Fire Protection Administration Code, and the City's Minimum Housing and Property Maintenance Standards.

Policy 4.2

Require that all multifamily buildings must obtain a Certificate of Use in order to be lawfully occupied and require that annual issuance of such certification be subject to an annual inspection to determine compliance with all applicable codes.

Policy 4.3

Use all available legal means to compel demolition of dilapidated structures as expeditiously as possible by complying with the South Florida Building Code; the City's Minimum Housing Standards; and the Intergovernmental Coordination Element (Dade County Unsafe Structures Board).

Policy 4.4

Promote improvements in the operations of the Dade County Unsafe Structures Board that will shorten the length of time required to compel demolition of dilapidated buildings as identified in the Intergovernmental Coordination element; utilize the new special master.

Policy 4.5

Continue to use federal funding sources to make available low interest loans for rehabilitation of residential structures through the City CDBG, MBDC and HUD HOME programs.

Policy 4.6

Maintain the legal status of the Miami Beach National Register Historic District so that owners of designated properties can continue to benefit from the applicable federal income tax credits.

Policy 4.7

Continue to provide incentives in the land development regulations, in compliance with s.163.3202, *F.S.*, that permit within the Historic Preservation Districts a wide selection of accessory uses in residential buildings when the building being renovated is a designated historic structure or is a structure contributing to the Historic Preservation District.

Policy 4.8

Continue to provide incentives in the land development regulations, in compliance with s.163.3202, *F.S.*, that provide greater flexibility in meeting parking requirements in the Historic Preservation Districts and Mixed Use Entertainment Districts when renovating designated structures.

Policy 4.9

The City shall continue to use its established principles to guide demolition and rehabilitation program techniques and strategies.

Policy 4.10

As was done in South Pointe, the stabilization of neighborhoods shall be assisted by the City's Safe Neighborhood Program if the State reactivates the program.

OBJECTIVE 5: GROUP HOMES AND ACLFs

Maintain a minimum of 20% of the City's total land area (excluding rights-of-way) designated so as to permit "community residential homes" and adult congregate living facilities.

Policy 5.1

The City's zoning ordinance will provide a minimum of 20% of the City's land area (excluding rights-of-way) designated so as to permit adult congregate living facilities having in excess of 14 beds as a conditional use.

Policy 5.2

The land development regulations shall reflect s.419 *F.S.* which requires: 1) that HRS-licensed group homes with six or fewer clients be deemed a single family unit and be permitted in single-family districts; and 2) that HRS-licensed "community residential homes" with 7 to 14 clients be permitted in multifamily districts, subject to State-specified spacing distances. For the purposes of this policy and Objective 5 above, a "community residential home" shall mean a dwelling unit licensed to serve clients of the Department of Health and Rehabilitative Services, which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Also, "resident" means any of the following: an aged person as defined in s. 400.618(3) , Florida Statutes; a physically disabled or handicapped person as defined in s. 760.22(5)(a), Florida Statutes; a developmentally disabled person as defined in s. 393.063

(6), Florida Statutes; a non-dangerous mentally ill person as defined in s. 394.455(3), Florida Statutes; or a child as defined in s. 39.01(8) and (10), Florida Statutes.

Policy 5.3

Maintain the potable water, sanitary sewer, storm sewer, transportation, solid waste, and recreation facilities above the level of service standards, as set forth in the Future Land Use and Infrastructure elements of the Comprehensive Plan, established in the City's comprehensive plan in all areas of the City so that there will be no restrictions due to inadequate infrastructure or public facilities on the location of adult congregate living facilities or any other group categories of housing.

OBJECTIVE 6: SINGLE-FAMILY HOUSING

Conserve the City's stock of single-family houses (attached and detached) by maintaining a minimum of 35 percent of the City's total land area (excluding rights-of-way) in zoning districts which permit only single-family houses uses.

Policy 6.1

The city's zoning map will provide that a minimum of 35 percent of the City's total land area (excluding rights-of-way) will be zoned to permit only single-family houses (attached and detached) recreational facilities and municipal uses.

OBJECTIVE 7: RELOCATION

Provide relocation services (as described below) to 100 percent of the persons who are displaced as a direct result of actions of the City of Miami Beach and who request such services, during the planning period.

Policy 7.1

The city shall comply with all provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970, Public Law 91-646, whenever required by federal or state law.

Policy 7.2

When any person is displaced as a direct result of the City's actions, and the Uniform Relocation Assistance and Real property Acquisition Act, (PL91-646) is not applicable, the City shall provide the following relocation services:

- a. Information regarding the location, characteristics and cost of available housing that the city has determined meets all applicable housing and structural condition codes and which is reasonably accessible to the displaced person's place of employment;
- b. Information regarding public or private agencies which offer services which might be of benefit to the displaced person;

- c. A grace period following receipt of the notice informing the displaced person of the need to vacate during which the displaced person shall not be evicted. The length of the grace period shall not be less than the minimum required under applicable federal or state law;
- d. Displaced persons may receive additional relocation service if such services have been adopted by the Miami Beach City Commission and are in force at the time of the displacement. Information about such relocation services will be provided in writing by the City and be obtainable at Miami Beach City Hall Housing and Community Development Division (or other department as may be designated by the City Manager), 1700 Convention Center Drive, Miami Beach, Florida 33139.

OBJECTIVE 8: HISTORICAL HOUSING

By 1995, identify all historically significant residential structures in Miami Beach.

Policy 8.1

The City will provide the necessary financial and other resources to ensure that all historically significant residential structures are identified as such by 1995.

OBJECTIVE 9: LAND FOR HOUSING

Maintain a minimum of 40 percent of the City's land area that is designated so as to permit residential uses (excluding rights-of-way) and 25 percent of the City's total land area (excluding rights-of-way) as areas in which housing for low and moderate income families is permitted and encouraged.

Policy 9.1

The City's zoning ordinance will provide a minimum of 40 percent of the land area designated so as to permit residential uses (excluding right-of-way) and 25 percent of the City's total land area (excluding right-of-way) as areas in which housing for low and moderate income families is permitted and encouraged.

Policy 9.2

Retain the ability to accommodate housing for low and moderate income families in all zoning districts which permit multifamily housing, including multifamily residential, commercial and overlay districts; and retain the new multifamily districts, e.g. TH Townhome residential and RO Residential Office, where housing for low and moderate income families is permitted and encouraged.

Policy 9.3

Maintain the potable water, sanitary sewer, storm sewer, transportation, solid waste and recreation facilities above the level of service standards established in the City's comprehensive plan in all areas of the City so that there will be no restrictions due to

inadequate infrastructure or public facilities on the location of housing for low and moderate income families or any other category of housing.

OBJECTIVE 10: MANUFACTURED HOUSING

Maintain a minimum of 30 percent of the City's total land area (excluding rights-of-way) as areas in which manufactured housing is permitted.

Policy 10.1

Manufactured housing will be permitted in areas designated as "Single Family Residential" on the adopted Future Land Use Map, provided they are permanently anchored, meet the minimum floor area requirements, and satisfy all other provisions contained in the City's land development regulations for areas designated as "Single Family Residential" on the Future Land Use Map.

Policy 10.2

Maintain the potable water, sanitary sewer, transportation, solid waste and recreation facilities above the level of service standards established in the Infrastructure Element of the City's Comprehensive Plan in all areas of the City so that there will be no restrictions due to inadequate infrastructure or public facilities on the location of manufactured or any other category of housing.

OBJECTIVE 11: HOUSING IMPLEMENTATION

Annually adopt a comprehensive Housing Affordability Strategy (CHAS).

Policy 11.1

The City's 1991 five-year CHAS shall form the basis for annual updates; these shall be based upon the housing element of the City's comprehensive plan.

Policy 11.2

The City's CHAS shall be correlated with the annual CDBG program.

Policy 11.3

Utilize the available federal, state and local subsidy programs as specified in the City's CHAS and related housing implementation programs.

Policy 11.4

Continue to involve the Miami Beach Development Corporation and the North Beach Development Corporation in the preparation of the CHAS; utilize these non-profit CDCs to carry out affordable housing programs when appropriate.

Policy 11.5

Through the new (1992) Department of Development, Design and Historic Preservation, continue to streamline the housing approval and permitting process.

OBJECTIVE 12: SAFE NEIGHBORHOODS

Improve the safety of neighborhoods through implementation of specific security enhancing techniques and programs.

Policy 12.1

The Safe Neighborhood Plan for Normandy Shores is hereby incorporated by reference into the Miami Beach Comprehensive Plan.

Policy 12.2

Other neighborhoods in the City shall be evaluated to determine the appropriateness of applying Safe Neighborhood planning techniques.

INFRASTRUCTURE: SANITARY SEWER, SOLID WASTE, DRAINAGE AND POTABLE WATER

GOAL:

Provide For Potable Water, Sanitary Sewer, Drainage And Solid Waste Facilities Which Meet The City's Needs In A Manner Which Promotes The Public Health, Sanitation, Environmental Protection, Operational Efficiency, And Beneficial Land Uses And Redevelopment Patterns.

OBJECTIVE 1: PRIORITIES

The City will continue to provide potable water supply, sanitary sewage disposal, solid waste disposal and drainage services to meet both existing and projected needs as identified in this plan through coordination and implementation of those projects listed in the Capital Improvements Element. All improvements for replacement, expansion or increase in capacity of facilities shall conform with the adopted policies of this Plan including level of service standards for the facilities.

Policy 1.1

Continue to participate with Dade County WASD through program cooperation with the Virginia Key Wastewater plant, the Hialeah/Preston Water Treatment Plant and the Resource Recovery Plant.

Policy 1.2

Study the City's solid waste collection practices with a view toward implementing more cost effective revisions including a privatization pilot program.

Policy 1.3

Continue to monitor established guidelines for private collectors of solid waste; continue to provide for policing, servicing and collecting of oversize wastes.

OBJECTIVE 2: INFRASTRUCTURE REPLACEMENT

Potable water supply, sanitary sewage disposal, and solid waste disposal services shall continue to be planned and provided (1) in conformance with the Future Land Use Element of the comprehensive plan, (2) to serve redevelopment activities in the South Pointe Redevelopment Area and the City Center areas and (3) to serve infill projects throughout the City on existing vacant land.

Policy 2.1

Continue the on-going program to repair and replace existing water, sewer and storm sewer lines through the utilization of bond funds and Community Development Block Grant funds, particularly obsolete and undersized water lines.

Policy 2.2

Complete second phase bond-funded improvements for South Pointe infrastructure by 1994 and begin street improvements for the interior parcels.

Policy 2.3

Use the land development regulations to limit residential density increases so that no significant capacity increases are required when replacing water and sewer lines.

OBJECTIVE 3: DRAINAGE

Implement the new program to identify and correct any environmentally detrimental storm sewer discharges that may exist in Miami Beach. The measurable standards for implementing this program are set forth in the inter-local agreement between Metropolitan Dade County and Miami Beach approved by City Resolution 92-20579, a copy of which is hereby incorporated by reference. Stormwater point source discharges will be handled so as to not have an adverse impact on area surface or groundwater and to not violate water quality standards set by the Florida Department of Environmental Protection; commence in 1994-1995.

Policy 3.1

Complete the City's presently ongoing Storm Water System Improvements Master Plan Study no later than December 1, 1996. Complete the study in accordance with the standards set forth in City Resolution 92-20579, which is hereby incorporated by reference.

Policy 3.2

Upon completion of the Storm Water System Improvements Master Plan Study, the City will amend its Year 2000 Comprehensive Plan to incorporate those recommendations of the Study necessary to meet the requirements of applicable state law, including Chapters 163 and 187, *Florida Statutes*, and Rule 9J-5, *F.A.C.* Implement the City's ongoing Storm Water System Improvements Master Plan Study through appropriate capital investments and management techniques as recommended therein. Initiate appropriate steps to ensure adequate financing for necessary improvements no later than December 31, 1996. Such steps may include establishing special assessments, bonding and/or other measures.

Policy 3.3

In coordination with and in addition to the above policies, the City shall improve and maintain catch basins in a way to minimize storm water contamination of surface waters. Techniques shall include, but not necessarily be limited to:

Rebuild catch basins in problem areas with deep sumps to entrap sediment.

Construct new catch basins with open bottoms to provide for percolation when deep sumps to entrap sediment is not possible.

Maintain a catch basin cleaning program to help prevent roadway pollutants (run-off) from entering Biscayne Bay via the storm sewer system.

Policy 3.4

The City will continue compliance with all Federal, State and County regulations concerning land use and development to protect Biscayne Bay – the only natural drainage features.

OBJECTIVE 4: FLOODPLAIN MANAGEMENT

Enforce minimum floor level building elevations.

Policy 4.1

Continue site plan review for new construction with the requirement that the minimum first floor elevation for living quarters be at least 8.8 feet at MLW (U.S.E.D.) Bay Datum) allowing for maximum protection during flood conditions.

OBJECTIVE 5: LEVEL OF SERVICE STANDARDS

The City shall continue to maintain and provide potable water, sanitary sewer, solid waste disposal and drainage facilities at adopted level of service standards to ensure that adequate facility capacity is available for proposed and existing commercial and residential developments within its jurisdiction.

Policy 5.1

The following City-wide Level of Service Standards shall be used as the basis for determining the availability of facility capacity; the systems shall be able to provide/accommodate at least the minimums specified:

* Includes seasonal population estimates.

<i>Facility/Service Area</i>	<i>Level of Service Standard</i>
Sanitary Sewer Facilities*	Sewage Generation Standard
	140 Average gallons per capita per day
Solid Waste Facilities*	Solid Waste Generation Standard
	1.275 tons per capita per year
Drainage Facilities	Design Storm Standard
	25-year frequency, 24-hour duration; see rainfall intensity curve-zone 10, DOT Drainage Manual, 1987
Potable Water Facilities	Water Consumption Standard
	140 Average gallons per capita per day

168 Peak gallons per capita per day

OBJECTIVE 6: WATER CONSERVATION

Cooperate with WASD, to develop and implement, by 1994, a comprehensive water conservation program to insure that a sufficient, economical supply of fresh water is available to meet current and future demand for potable water.

Policy 6.1

All potable water distribution systems shall maintain the unaccounted for water loss to less than 10 percent of the water entering the system.

Policy 6.2

Continue to promote the education program for residential, commercial and industrial consumers which will discourage waste and conserve potable water.

Policy 6.3

The Parks Department shall continue to install underground irrigation systems thereby, conserving potable water while watering public spaces.

Policy 6.4

Consistent with the policies of Metro-Dade County, water shall be delivered for general use at a pressure not to exceed 100 psi.

Policy 6.5

Within one year of the effective date of this policy, the City shall review existing water conservation regulations and revise the land development code as necessary and effective to ensure implementation of water conserving techniques, including: 1) subsurface and other water conserving irrigation techniques, 2) xeriscaping techniques, 3) lawn watering restrictions, 4) the use of low water use plumbing fixtures in all construction, and 5) any other effective methods commonly in practice or required by law. In addition, the City Manager shall immediately, upon the effective date of this policy, direct appropriate City departments to implement all such techniques as may be implemented by the City in its normal operations and require private property owners to implement all such techniques.

Policy 6.6

The City, through the Building Department, will continue to enforce the requirement to use ultra-low volume water saving devices for substantial rehabilitation and new construction projects as specified in the standard plumbing code.

OBJECTIVE 7: INFRASTRUCTURE DEFICIENCIES

The City will implement procedures to ensure that existing facility deficiencies are corrected thereby maximizing the use of existing public facilities to maintain the level of service

standards as adopted for future needs in accord with the time frames established under Section 163.302, Florida Statutes.

Policy 7.1

The City shall continue to inspect and correct any potable water, sanitary sewer and drainage facilities deficiencies to maintain level of service standards; i.e., continue the daily inspection program.

Policy 7.2

Cooperate with WASD, to continue programs which address recycling of solid wastes to include such items as paper, aluminum, glass, plastic and potentially metals, tires and waste oils.

Policy 7.3

Cooperate with WASD, to promote the reduction of volume of yard and tree waste going into landfills through the program to compost vegetation materials.

Policy 7.4

Cooperate the WASD and other County agencies to design standards for improvements of water distribution, sewer collection, garbage removal and drainage systems within the City that provide maximum efficient operations.

Note: the revised former Objective 8 and related policies are included in Objective 6 and related policies.

CONSERVATION/COASTAL ZONE MANAGEMENT

GOAL:

Provide public improvements and restrict development activities that would damage or destroy coastal resources, protect human life and limit public expenditures in areas subject to destruction by natural disasters in a manner maintaining or improving the marine and terrestrial animal habitats, vegetation, land, air, water, and the visual, aesthetic quality of Miami Beach for present and projected, future populations.

OBJECTIVE 1: BEACH AND DUNES

Use established standards so that there are zero new man-made structures which adversely impact beach or dune system; also restore altered beaches or dunes by implementing the following policies.

Policy 1.1

Continue cooperative program with U.S. Army Corps of Engineers for beach renourishment if it becomes necessary. Where beach restoration or renourishment is necessary, the project should be designed and managed to minimize damage to the offshore grass flats, terrestrial and marine animal habitats and dune vegetation.

Policy 1.2

Beaches shall be stabilized when necessary by the County program of planting appropriate dune vegetation; pedestrian impacts shall be minimized by providing elevated footpaths where feasible. All subsequent activities on or bordering the restored beach shall be compatible with beach maintenance; the City will continue to cooperate with the County.

Policy 1.3

The City shall not issue permits (when it has jurisdiction) for borrow areas for beach restoration or renourishment projects to be located in areas that directly affect offshore reefs or grass flats.

Policy 1.4

Discourage non-water oriented activities and developments from encroaching on beach front parks, new beach areas and dunes by continuing to designate the beach as a Conservation-Protected Area on the Future Land Use Map.

Policy 1.5

The City shall apply for State and Federal grants to include shoreline features such as pedestrian walkways which are designed to minimally impact beach or dune systems on public property; ensure the public access requirements of the Coastal Zone Protection Act of

1985 and continue to provide development regulations and incentives for such features on private property in Sections 6-24 and 15 of the Land Development Regulations.

Policy 1.6

The use of causeways, road rights-of-way and canal easements at shorelines shall continue to be expanded to provide public access for water-dependent and water-related activities and to protect public access to beaches renourished with public funds.

Policy 1.7

Enforce the City charter provision that mandates no further dredging or filling that would result in the destruction of grass/algal flats, hard bottom or other benthic communities shall be permitted in any waters within the City limits of Miami Beach.

Policy 1.8

Water conserving irrigation and other landscape practices such as xeriscape shall be incorporated into the Design Review Board guidelines where public water is used to water lawns, golf courses and landscaped green spaces.

OBJECTIVE 2: NATURAL RESOURCE PROTECTION

By 1998, complete sign posting relative to manatee protection and otherwise protect the conservation of, and provide for the appropriate use of the natural functions of existing soils, fisheries, wildlife and their habitats, bays and waterways which flow into estuarine waters, floodplains, beaches and shores, marine habitats, air quality, and scenic beauty by adopting the following measurable policies.

Policy 2.1

Continue to enforce the City Code which prohibits the deposit of solid waste or industrial waste including spent oils, gasoline by-products or greases accumulated at garages, filling stations and similar establishments that create a health or environmental hazard upon any vacant, occupied or unoccupied premises, parkway or park, and in any canal, waterway, bay or the ocean within the City.

Policy 2.2

All development activities that adversely affect habitat that may be critical to endangered, threatened or rare species, or species of special concern, including native vegetative communities, shall be prohibited by the City through the development review process (Sections 17 and 18 of the Land Development Regulations).

Note: Amended in Round 00-1, Ordinance 2000-3255, adopted July 12, 2003.

Policy 2.3

In conformance with the City Charter establishing the City as a bird sanctuary, it is prohibited for any person to injure, kill, hunt, destroy, capture or molest any endangered, threatened, rare, or species of special concern or any bird in the City of Miami Beach; except those persons holding a valid permit to destroy birds for scientific purposes issued by the U.S. Fish

and Wildlife Service, Department of the Interior and issued a special permit by the Chief of Police.

Policy 2.4

Maintain the area known as “Pelican Island” as a special bird sanctuary.

Policy 2.5

By 1998, complete the posting with appropriate signage the waterways of the City as a Manatee Protection Area and increase enforcement of safe boating requirements through the City Marine Patrol.

Policy 2.6

Continue to designate the beach front along the Atlantic Ocean as a Conservation-Protection Area on the Future Land Use Map.

Policy 2.7

City Public Works Department specifications shall continue to require the use of rip rap in bulkhead repair or construction in order to promote better marine ecology except where placement would be a hazard to navigation or public safety.

Policy 2.8

Preserve and improve the environmental quality of Biscayne Bay by continuing to (1) have a City of Miami Beach representative on the Biscayne Bay Shoreline Development Review Committee, (2) provide staff to the Committee through an interlocal agreement and (3) have all appropriate bayfront projects reviewed by the Committee.

Policy 2.9

Continue to require all new shoreline development involving marine habitats to be reviewed by the Marine Authority of the City and the Dade County Environmental Resources Management Department of Special Approval.

Policy 2.10

Continue to improve the region’s ambient air quality through increased cooperation with Dade County to provide improved mass transportation, particularly rail transit.

Policy 2.11

The Building Department shall continue to enforce Chapter 37 of the City Code. The City shall amend Chapter 37 to require that solid waste incinerators be equipped with the best available control technology to prevent harmful smoke emissions from entering the environment.

Policy 2.12

The City Building Inspector shall continue to have the authority to require removal of asbestos to prevent threat to human health.

Policy 2.13

Salt tolerant landscaping shall continue to be given preference over traditional planting materials in the plant materials list used in the administration of the landscape section of the Land Development Regulations and the design review process.

Policy 2.14

Administration of the City's landscape section of the Land Development Regulations shall prohibit the propagation and planting of the following plants; it shall also require that eradication of these species be carried out on all sites of new and redevelopment projects:

Malaleuca	Brazilian Pepper	Australian Pine
Ear Leaf Arcadia	Woman's Tongue	Bishop Wood
Shoebottom Ardisia	Day Blooming Jasmine	Colubrina
Aerial Potato	Eucalyptus	Lead Treet
Castor Bean		

Policy 2.15

Complete the City's presently ongoing Storm Water System Improvements Master Plan Study no later than December 31, 1996. Complete the study in accordance with the standards set forth in City Resolution 92-20579, which is hereby incorporated by reference.

Policy 2.16

Implement the City's ongoing Storm Water System Improvements Master Plan Study through appropriate capital investments and management techniques as recommended therein at least to the extent required by law. Initiate appropriate steps to ensure adequate financing for necessary improvements no later than December 31, 1996. Such steps may include establishing special assessments, bonding and/or other measures.

Policy 2.17

The City will coordinate with the County and the Florida Department of Environmental Protection in the monitoring of coastal waters and sediments.

Policy 2.18

A program shall be established during 1994 and adopted by Ordinance to ensure the proper maintenance and functioning of dockside pumpout facilities. All new wet and dry slip marina facilities, and existing facilities with more than 50 wet or dry slips that provide fueling facilities, shall be equipped with dockside pumpout facilities. Such facilities shall be regularly inspected by the City's Marine Inspector.

Policy 2.19

Once the program called for in Policy 2.18 above is in place, the City shall request that the U.S. Coast Guard authorize the City to enforce within the City limits any federal laws regulating the discharge of wastewater and bilge water into coastal waters. The City shall also request that the Coast Guard authorize appropriate financial assistance to enable the City to provide such enforcement services.

Policy 2.20

Stormwater management techniques to meet the drainage level-of-service standards of this plan shall be required for all new development and shall be incorporated in the City's concurrency requirements of the Land Development Regulations.

Policy 2.21

Continue the City's program for beautification with an annual clean-up drive for the beaches and shorelines in conjunction with normal trash pick-up activities.

Policy 2.22

By the year 1995, the City shall adopt an emergency water conservation plan, through a water shortage ordinance, consistent with the policies of the South Florida Water Management District.

Policy 2.23

The City shall continue the policy of ensuring the protection of natural areas and open space through public acquisition of land.

Note: Amended in Round 00-1, Ordinance 2000-3255, adopted July 12, 2003.

OBJECTIVE 3: WATER-DEPENDENT AND RELATED USES

The amount of shoreline devoted to water-dependent and water-related uses shall be maintained or increased by 1998 but with assurance that any such proposed new development will not create a negative environmental impact.

Policy 3.1

Those public access areas including street ends, municipal parking facilities and municipal parks along coastal waters will be maintained (See Figures VII-2 and VII-5 in the Recreation and Open Space element) or redesigned to provide greater public access to Biscayne Bay and the Atlantic Ocean beach area regardless of the land use designation of those areas. An example of the type of redesign envisioned is that planned for the parking lots on blocks located to the west of North Shore Open Space Park. It is envisioned that these blocks will be redeveloped with public access beach parking at grade level and residential in air rights above and/or with parking decks on one or more blocks and with residential on the other blocks.

Policy 3.2

To minimize impacts of man-made structures and activities on shoreline resources, no filling, spoiling or placement of structures in or over coastal waters shall be permitted in the City as specified in the Charter (Section 7A) and the Land Development Regulations (Section 6), *i.e.* action which will diminish water surface areas traditionally used by the general public for activities such as fishing, swimming and boating.

Policy 3.3

The City shall design and construct signage along major thoroughfares to direct the public's attention to public shoreline parks and water-related facilities by 1995.

Policy 3.4

Proposed marina/water dependent facility siting shall be compatible with both county plans and surrounding land uses, and shall preserve or improve traditional public shoreline uses and public access to coastal waters. This shall be accomplished through the Conditional Use process (Section 17) of the Land Development Regulations.

Policy 3.5

Any proposed marina/water dependent facility shall be required to preserve or improve the quality of the coastal waters, water circulation, tidal flushing, light penetration, and provide a hurricane or contingency plan to the appropriate agency all in conformance with Policy 4D of the 1989 Metro Dade County CDMP Coastal Management Element.

Policy 3.6

Within one year of the effective date of this policy, proposed marinas shall be designated as Conditional Uses through an amendment to the Land Development Regulations. The Planning Board shall not issue conditional use approvals unless the applicant demonstrates the following: 1) land use compatibility; 2) availability of upland support services; 3) existing protective status/ownership; 4) hurricane contingency planning; 5) protection of water quality; 6) water depth; 7) environmental disruptions and mitigation actions; 8) availability for public use; and 9) economic need and feasibility.

Policy 3.7

Complete the city's presently ongoing Storm Water System Improvements Master Plan Study no later than December 31, 1996. Complete the study in accordance with the standards set forth in city Resolution 92-20579, which is hereby incorporated by reference.

Policy 3.8

Implement the City's ongoing Storm Water System Improvements Master Plan Study through appropriate capital investments and management techniques as recommended therein at least to the extent required by law. Initiate appropriate steps to ensure adequate financing for necessary improvements no later than December 31, 1996. Such steps may include establishing special assessments, bonding and/or other measures.

OBJECTIVE 4: HURRICANE EVACUATION

The existing time period required to complete the evacuation of people from Miami Beach prior to the arrival of sustained gale force winds shall be maintained or lowered by 1995.

Policy 4.1

All future improvements to evacuation routes shall include remedies for flooding problems and the anticipated increase in the level of the water of Biscayne Bay as has been done in the recent MacArthur Causeway improvements.

Policy 4.2

The Miami Beach Hurricane Handbook will be distributed to the general public with detailed emergency operation instructions and hurricane evacuation pick-up sites.

Policy 4.3

The City will continue to work with the Metro-Dade Public Works Department to rate all local bridges for structural and operational sufficiency. Local bridges with unsatisfactory sufficiency ratings shall continue to be programmed for improvements or replacement.

Policy 4.4

All trees susceptible to damage by gale force winds as evidenced by Hurricane Andrew shall be removed from the right-of-way of evacuation routes and replaced with suitable species.

Policy 4.5

The City will coordinate with Metro-Dade Transit Agency and the Office of Emergency Management to ensure that adequate buses are available to safely evacuate neighborhoods with large concentrations of households without private transportation.

Policy 4.6

The City of Miami Beach Fire Department shall maintain and annually update the list of people who may need assistance due to physical or medical limitations in the event of an evacuation order to ensure their safe mobilization.

Policy 4.7

The City of Miami Beach Fire Department shall review and update the Miami Beach Hurricane Evacuation Plan by 1995 based upon the experience of Hurricane Andrew and maintain or enhance the resources and capabilities of the plan to provide effective implementation of evacuation procedures to ensure that evacuation times are maintained or reduced.

Policy 4.8

By 1995, procedures for boat owners during hurricane operations shall be added to the Miami Beach Hurricane Handbook with instructions for safe harbor operations.

Policy 4.9

Selected City population density maximums shall be reduced as a part of this Plan to better coordinate with the 1991 Metropolitan Dade County Emergency Operations Plan, which is the local hurricane evacuation plan for Miami Beach, and the 1991 Lower Southeast Florida Hurricane Evacuation Plan, the regional hurricane evacuation plan.

Policy 4.10

The entire City is classified as a coastal High Hazard Area which is reflective of its status as a Category 1 Evacuation Zone.

OBJECTIVE 5: POST-DISASTER REDEVELOPMENT PLAN

The City hereby adopts by reference the Hurricane Andrew Hazard Mitigation Report (FEMA-955 DR-FL) and establishes the objective of realizing the applicable recommendations therein in coordination with related objectives and policies of this plan.

Policy 5.1

Except as provided in Policy 5.2 below, the City shall not fund any public infrastructure capacity expansion if such funding and such expansion would have the effect of directly subsidizing a private development.

Policy 5.2

Notwithstanding Policy 5.1 above, the City may fund infrastructure capacity expansion to achieve: 1) adopted level-of-service standards for facilities which serve the current and projected population; 2) recreational and natural resource enhancement; 3) any development directly supporting the Convention Center; 4) amelioration of parking or mass transit deficiencies; 5) the provision of desirable parking or mass transit facilities and services; and/or 6) redevelopment in redevelopment areas established in accordance with state statute. Expenditures pursuant to 3), 4), 5) and 6) preceding shall be limited to the South Pointe Redevelopment Area and the Convention Center Village Redevelopment area as shown on the Future Land Use Map.

Policy 5.3

The City will coordinate with Metro-Dade County and the South Florida Planning Council to develop a comprehensive hurricane contingency plan for boats by 1998.

Policy 5.4

New private use facilities along the beach shall conform to the strict setback, open space and accessory use requirements of Sections 5, 6 and 15 of the Land Development Regulations as well as the requirements of the floodplain ordinance.

Policy 5.5

By 1998, the City shall adopt a post-disaster redevelopment plan based on the experiences of Hurricane Andrew. It shall specify that structures which suffer repeated damage to pilings, foundations or load bearing walls and/or incur damage exceeding 50% of their assessed value shall rebuild to the requirements of all current development regulations, and shall not be located east of the coastal construction control line. No redevelopment shall be permitted in areas of repeated damage unless it is determined by the City of Miami Beach officials to be in the public interest.

Policy 5.6

The adopted plan shall specify that during post-disaster redevelopment, the Building Department will distinguish between those actions needed to protect public health and safety with immediate repair/cleanup and long term repair activities and redevelopment areas. Removal or relocation of damaged infrastructure and unsafe structures shall be by the Miami Beach Public Services Department in accordance with local procedures and those agencies and practices specified in the Metro-Dade County Emergency Operations Plan.

Policy 5.7

During post-disaster recovery periods, after damaged areas and infrastructure requiring rehabilitation or redevelopment have been identified, appropriate City departments shall use the post-disaster redevelopment plan to reduce or eliminate the future exposure of life and property to hurricanes; incorporate recommendations of interagency hazard mitigation reports; analyze and recommend to the City Commission hazard mitigation options for damaged public facilities; and recommend amendments, if required, to the City's Comprehensive Plan.

Policy 5.8

Unsafe conditions and inappropriate uses identified in the post-disaster recovery phase will be eliminated as opportunities arise, in accordance with the plan to be adopted by 1998.

Policy 5.9

Implement the following specific Building Code and Ordinance related actions specifically recommended in FEMA 955-DR-FL (note that the numbers in parentheses designate the building code section recommendation number from FEMA 955):

Require the lawful on-site representatives of general contractors to hold a certificate of competency (1).

Require general contractors to assume responsibility for the work of their employees and subcontractors (1).

Adopt and enforce stringent penalties for persons engaged in unlicensed contracting activities (2).

Increase the number of required hours for training and education of local building department employees (3).

Require state registration for city building inspectors (5).

Cooperate with other units of local government and state agencies to share information about code violations by contractors (4).

Incorporate schedules of specific mandatory inspections in building codes (6).

Require representative of general contractor to be on job sites at the time of inspections (7).

Institute management techniques to ensure more comprehensive inspection of hurricane vulnerable construction components including wood-frame gable end walls, garage doors, entry doors, windows and truss bracing (8).

Adopt ASCE Standard Number 7 as the minimum wind design standard (12).

Prohibit mobile homes and manufactured homes unless and until Federal construction standards have been amended to ensure better hurricane survivability (13).

Amend the building code by incorporating minimum uniform standards for window wind resistance (15).

Enforce the provision of the South Florida Building Code which requires that substantially damaged buildings which are repairable be brought into compliance with current code requirements during the repair process (16).

Develop a multilingual public education program with local media to educate the public about why and how to retrofit homes to make them more hurricane resistant (20).

Participate in and incorporate the recommendations of any regional and/or state-wide task group established to make comprehensive recommendations pertaining to building code modifications which will result in more hurricane resistant structures (unnumbered recommendation from page 86 of FEMA 955-DR-FL).

OBJECTIVE 6: BAY WATER QUALITY

Maintain or improve the environmental quality of the estuarine system (Biscayne Bay) as evidenced by the fecal coliform and corprostan levels cited in the data and analysis.

Policy 6.1

The City shall not permit dredging and filling of Biscayne Bay.

Policy 6.2

Minimize storm water runoff by implementing the storm sewer improvement projects as identified in the Public Works Department plan including the first phase as contained in Capital Improvement Schedule.

OBJECTIVE 7: SHORELINE USES

The City shall use the adopted Land Development Regulations criteria for prioritizing 100 percent of the shoreline uses for both public and private property.

Policy 7.1

The City shall use the bonus FAR development incentives in Section 6 of its Land Development Regulations to achieve better shoreline access, including but not limited to, pedestrian walkways and increased waterfront setbacks.

Policy 7.2

The City shall not decrease the amount of municipally-owned shoreline available for public use except: 1) in cases where another governmental agency assumes ownership for recreational and water-dependent uses, 2) where municipal or other public acquisition is incomplete and there is no possibility for complete public acquisition of a usable portion of shoreline, or 3) in order to upgrade other public shoreline sites and facilities. The development of the Altos del Mar area for single family residential use rather than for Recreation and Open Space as designated on the previous future Land Use Map is specifically identified hereby as conforming to this policy (Policy 7.2) subject to the following conditions: a) the sites now owned by state agencies are sold for private single family residential development in a coordinated manner based on an overall neighborhood plan and a private development agreement that enhances the quality of life for those existing privately owned residences which are interspersed throughout the publicly owned sites; and 2) the proceeds from the sale are reserved for the enhancement of adjacent and/or nearby public shoreline.

Policy 7.3

The City shall not permit future development or expansion of existing industrial uses on its shoreline, except on Terminal Island. Any expansion of this port facility will be carefully analyzed to determine any traffic, land use and environmental impacts.

OBJECTIVE 8: INFRASTRUCTURE CAPACITY EXPANSION

Limit public infrastructure expenditures that subsidize development in the City-wide Coastal High Hazard Area except for restoration and enhancement of natural resources; the measure shall be 0 projects inconsistent with Policies 6.1 through 6.5 and 8.1 and 8.2 in the Capital Improvement Schedule.

Policy 8.1

Except as provided in Policy 8.2 below and in Policies 6.1 through 6.5 and 8.1 of the Capital Improvements Element, the City shall not fund any public infrastructure capacity expansion if such funding and such expansion would have the effect of directly subsidizing a private development.

Policy 8.2

Notwithstanding Policy 8.1 above, the City may fund infrastructure capacity expansion to achieve: 1) adopted level-of-service standards for facilities which serve the current and projected population; 2) recreational and natural resource enhancement; 3) any development directly supporting the Convention Center; 4) amelioration of parking or mass transit deficiencies; 5) the provision of desirable parking or mass transit facilities and services; and/or 6) in support of redevelopment areas established in accordance with state statute. Expenditures pursuant to 3), 4), 5) and 6) preceding shall be limited to South Pointe Redevelopment Area and the Convention Center Village Redevelopment Area as shown on the Future Land Use Map.

OBJECTIVE 9: DENSITY LIMITS

Direct population concentrations away from city-wide coastal high hazard area by prohibiting residential density increases.

Policy 9.1

Continue to designate the V storm surge zone of the beach front as a Conservation-Protected area on the future Land Use Map.

Policy 9.2

In addition to the density reductions in the Future Land Use Element of 1-94 changes to this Plan, the City shall approve no future land use plan map amendments that cumulatively increase residential densities. Furthermore, the City shall continue to evaluate ways to further modify the Future Land Use Map to reduce densities and intensities.

Policy 9.3

The City shall use the two redevelopment projects plus the zoning administration process to (1) achieve uses compatible with the City's twin goals of strong residential neighborhoods and the tourism/visitors economic base, and (2) hold the line on residential density.

OBJECTIVE 10: PUBLIC SHORELINE ACCESS

Increase the amount of public access to the beach or shoreline consistent with the estimated public need by constructing at least one additional parking structure by 1998.

Policy 10.1

Continue to discourage non-water oriented activities and developments from encroaching on beach front parks, new beach areas and dunes by designating the beach as a Conservation-Protected Area on the Future Land Use Map.

Policy 10.2

The City shall (1) apply for State and Federal grants to include shoreline features such as pedestrian walkways which are designed to minimally impact beach or dune systems on public property, (2) ensure the public access requirements of the Coastal Zone Protection Act of 1985 and (3) use the existing Land Development Regulations provisions to provide development incentives for such features on private property.

Policy 10.3

To minimize impacts of man-made structures and activities on shoreline resources continue to prohibit filling, spoiling or placement of structures in or over coastal waters which will diminish water surface areas traditionally used by the general public for activities such as fishing, swimming and boating (City Charter Section 7A).

Policy 10.4

The City shall facilitate the construction of at least one additional public parking facility to enhance beach and beach front uses thereby easing the pressure on residential on-street parking. However, no parking garage shall be constructed directly on either the east or west side of any public right-of-way that lies adjacent to public beachfront.

OBJECTIVE 11: HISTORIC USES

The City shall use its adopted land development code to protect historic resources. Historic resources shall be protected to the maximum extent consistent with constitutional property rights and any specific goals, objectives and policies of this comprehensive Plan which may be inconsistent therewith.

Policy 11.1

Areas designated as historic shall limit development as follows:

- a. Residential rehabilitation shall conform to adopted design standards;
- b. Recreational development must be compatible with the surrounding environment and shall be subject to performance standards adopted in the land development regulations;
- c. the clearing of trees, shall be prohibited, unless specifically permitted by Dade County;
- d. All applications for development approval shall be subject to site plan and design review (Section 18 of the Land Development Regulations);

- e. Demolition of historic buildings shall be limited by requirements to conform to applicable provisions of the City's historic preservation ordinance (Section 19 of the Land Development Regulations).

Policy 11.2

Within areas designated on the Future Land Use Map as conservation, no new development, or expansion or replacement of existing development shall be permitted except revegetation and construction of a beachfront promenade.

Policy 11.3

Historic resources shall be protected through designation as historic sites or districts by the City with technical assistance from the State.

Policy 11.4

The City shall continue to compile a list of designated historic resources which shall be submitted to U.S. Department of Interior for inclusion on the National Register of Historic Places.

Policy 11.5

Miami Beach shall continue, with the assistance of preservationists, to identify significant historic resources which are in need of protection through local historic districts.

Policy 11.6

The City shall continue to use Sections 6 and 19 of the Land Development Regulations so that adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.

OBJECTIVE 12: CONCURRENCY

The City shall use its established levels of service, areas of service, and phasing of infrastructure in the coastal area (entire City) as identified in the Future Land use, traffic Circulation, Capital Improvements, Recreation and Open Space, Mass transit, and Infrastructure elements of the Comprehensive Plan.

Policy 12.1

Land Use element Policy 5.2 is incorporated as Conservation/Coastal Zone Management Policy 12.1.

Policy 12.2

The City's adopted Schedule of Improvements in the Capital Improvements Element shall ensure that infrastructure will be phased to coincide with the demands generated by development or redevelopment.

Special Notes

1. There are no fresh water bodies of water (rivers, lakes, springs) within the barrier islands of the City. No freshwater naturally dilutes the saltwater of Biscayne Bay within the City's limits.
2. There are no historic structures within the V storm surge zone.
3. There are no airports or harbors within the city; see the Port and Aviation element for policies relative to the port.
4. There are no native vegetative cover communities (forests, mangroves, hammocks) remaining within the city.
5. There are no wetlands or marshes within the City.
6. There are no mineral extraction sites within the City.
7. There are no water recharge areas, cones of influence, or waterwells within the City.
8. There are no agricultural areas within the City.
9. As defined by 9J-5.003 there are no remaining vegetative communities in Miami Beach. (See Soils Map.)
10. No spoil creation or disposal is contemplated.

RECREATION AND OPEN SPACE ELEMENT

GOAL:

Develop and Maintain a Comprehensive System of Parks and Recreational Open spaces to Meet the Needs of the Existing and Future Population by Maximizing the Potential Benefits of Existing Facilities and Open Space While Encouraging the Preservation and Enhancement of the Natural Environment.

OBJECTIVE 1: WATERFRONT PARKS

Preserve beach parks and complete a program of improved park access to water-related recreation activities and facilities by 2003.

Policy 1.1

Complete the beachfront park walkway promenade system along the Atlantic Ocean.

Policy 1.2

Improve the Collins Canal as a pedestrian linear park and boating waterway through the proposed City Center/Historic Village Redevelopment Area program.

Policy 1.3

By 2003, develop Pine Tree Park as a water-related park, including docking facilities.

Policy 1.4

Preserve and enhance the new beachfront access and parking facility at Pier Park.

Policy 1.5

Continue to coordinate with the State of Florida as it makes improvements to the North Shore Open Space Park.

Policy 1.6

By 1998, clear obstructions blocking the view of Indian Creek Waterway at Brittany Bay Park by removing Brazilian Pepper and Australian Pine trees. Replant cleared areas with native or other appropriate vegetation.

OBJECTIVE 2: LEVEL OF SERVICE STANDARDS

Ensure that parks and recreational facilities are adequately and efficiently provided by enforcing the following level of service standards and related guidelines through the concurrency management system.

Policy 2.1

The National Recreation and Park Association's suggested minimum requirement for recreation and open space ten (10) acres of recreation and open space per one thousand (1,000) permanent and seasonal¹ residents is established as the minimum Level of Service Standard for the entire system to ensure adequate provisions are maintained for the projected population.

Policy 2.2

For recreational facilities only, the minimum Level of Service Standard shall be 6.0 acres of per one thousand (1,000) permanent and seasonal² residents; this requirement excludes public landscape open space and the Atlantic beachfront area.

Policy 2.3

The minimum level-of service standard for each facility type shall be based on a minimum number of units per population, permanent and seasonal,³ by specific facility types as follows:

Facility Type	Minimum Number Required
Swimming Pool	1 per 50,000 persons
Golf Course (min. 9 holes)	1 per 50,000 persons
Basketball Court	1 per 7,000 persons
Tennis court	1 per 3,000 persons
Multiple-Use Court's (shuffle, bocce, etc.)	1 per 4,000 persons
Designated Field Area (baseball, Softball, soccer, etc.)	1 per 10,000 persons
Tot Lots	1 per 10,000 persons
Vitacourse	1 per 40,000 persons
Boat Ramp	1 per 100,000 persons
Outdoor Amphitheater	1 per 50,000 persons
Activity Building for Multiple Uses	1 per 10,000 persons

Policy 2.4

By 1995, the city shall develop a detailed park facility improvement plan to address facility deficiencies.

OBJECTIVE 3: COORDINATION OF PUBLIC AND PRIVATE RESOURCES

The City of Miami Beach shall continue to work with public agencies, such as Metro-Dade County Department of Environmental Resources Management, the Army Corp of Engineers,

¹ As the seasonal population primarily utilizes private recreation and open space facilities, 20 per cent of the actual total seasonal population is used to determine demand for public recreation and open space facilities.

² See footnote 1 above.

³ See footnote 1 above.

the Florida Department of Environmental Protection and private sector organizations and corporations, through the zoning process, to enhance and improve existing recreation/open space facilities in Miami Beach with special emphasis on achieving a quality beachfront park at the North Shore Open Space Park by 2003.

Policy 3.1

By 1995, improve landscaping along 17th Street and other streets entering into convention center district as a part of the new redevelopment project in this area.

Policy 3.2

By 1997, re-landscape Alton Road (south of Dade Boulevard).

Policy 3.3

Continue to provide specific private open space definitions and requirements in the current zoning ordinance.

Policy 3.4

The City of Miami Beach shall inform Metro-Dade County and the Army Corp of Engineers when maintenance re-nourishment of the beach is necessary.

Policy 3.5

The City of Miami Beach shall continue to use Section 6 of the Land Development Regulations as standards and incentives which encourage private sector development projects to landscape required open space, develop private recreation facilities on site, and through the impact fee requirement, contribute to the enhancement of adjacent public recreation and open space.

Policy 3.6

The City of Miami Beach shall continue to apply for State and Federal grant funds, such as the Florida Recreation Development Assistance Program, the Land and Water Conservation Fund, the Coastal Management Grant Program and the Florida Communities Trust program, for the improvement of public recreation and open space, including, but not limited to nature trails or boardwalks, greenways, waterway trails, interpretive displays, educational programs, wildlife observation areas, or picnic areas.

Note: Amended in Round 00-1, Ordinance 2000-3255, adopted July 12, 2003.

Policy 3.7

The City of Miami Beach shall support State landscape and recreational improvements on the causeways, including I-195 and the MacArthur Causeway (I-395), connecting Miami Beach to the mainland.

Policy 3.8

The City of Miami Beach shall continue to provide assistance to the State of Florida in the planning and design of recreation and open space in the North Shore Open Space Park.

OBJECTIVE 4: OPEN SPACE

To require open space in conjunction with every new public and private sector development project (measurability dependent upon development applications).

Policy 4.1

The City Land Development Regulations shall continue to provide side, front and rear minimum setback requirements to insure that all non-commercial development projects have property available for recreation and open space.

Policy 4.2

The Land Development Regulations shall also continue to provide some open space in conjunction with all new commercial development projects through setback or other requirements.

Policy 4.3

The City of Miami Beach public property shall continue to be subject to the open space and setback requirements of adjacent private properties as per Section 6-12 of the Land Development Regulations.

Policy 4.4

The Recreation and Open space Future Land Use category shall continue to be used to preserve the ocean beach and adjacent parks, the City's principal open space/passive park resource system.

Policy 4.5

To ensure environmental sustainability, protection of natural areas and quality of urban life by the public acquisition of land for use as publicly accessible urban greenspace and scenic open space vistas.

Note: Amended in Round 00-1, Ordinance 2000-3255, adopted July 12, 2003.

OBJECTIVE 5

To develop a network of greenways, scenic open space vistas, beachfront promenades, bicycle and pedestrian trails, and multi-purpose public access corridors to waterways, the beach and outdoor recreational opportunities in order to preserve natural eco-systems and to enhance the quality of urban life.

Policy 5.1

To implement the Atlantic Greenway Corridor Initiative which includes, but is not limited to, implementing the following projects: the Indian Creek Greenway Corridor; North Beach Recreational Corridor, Bath Club Historic Site Corridor and Scenic Vista; Beach Walk Corridor; Dade Boulevard Corridor; Collins Canal Reconstruction; 23rd Street Bridge Reconstruction; Venetian Way Corridor; Lummus Park Corridor; South Beach Corridor; South Pointe Corridor and Bay Walk Corridor.

Policy 5.2

To acquire and display interpretive signage throughout the City's greenways to provide historical, cultural and environmental information about the area to the general public.

Note: Policy 4.4 and all of Objective 5 amended in Round 00-1, Ordinance 2000-3255, adopted July 12, 2003.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL:

Establish processes among the various governmental, public and private entities to: 1) achieve coordination of all development including tourism and convention activities and historic preservation, and (2) foster the purpose of Rule 9J-5.015, which is to identify and resolve incompatible goals, objectives, policies and development proposed in the City's Comprehensive Plan and to determine and respond to the needs of adjacent local governments, Dade County, the South Florida Regional Planning Council and state agencies.

OBJECTIVE 1: COORDINATION MECHANISMS

Provide a formal process for intergovernmental coordination among the city and the County through at least four memoranda of Agreement which establish specific coordination activities to occur on a regular basis; also coordinate with the State and two adjacent municipalities.

Policy 1.1

The City Manager shall be responsible for ensuring an effective intergovernmental coordination program for Miami Beach including dissemination of public information about County programs operating within the City.

Policy 1.2

The City shall continue to invite appropriate public and private entities with which it shares coordination responsibilities to appoint *ad hoc* representatives to its various Boards and Committees.

Policy 1.3

The City shall continue to make elected commissioners and staff available to participate in intergovernmental coordination activities with other public and private entities.

Policy 1.4

The City shall offer to participate in the local government review proceedings of comprehensive plans and relevant plan amendments for Dade County, Miami and Surfside and shall provide copies of the City's comprehensive plan, executive summary, and related information to these and other applicable agencies.

Policy 1.5

Ensure continued countywide support for the expanded convention Center by providing financial support to the merged City/County Convention and Visitors Bureau.

Policy 1.6

The City shall continue to use (and expand where necessary) memoranda of agreement or similar user's agreement with Dade County relative to water supply, sewage disposal, solid waste disposal and the ocean beach, among others and with the Dade County School board on the planning of school facilities; collaborative planning and decision making is the intent.

Policy 1.7

In terms of City-State coordination, particularly concentrate on liaison with DNR relative achieving a quality North Shore Open Space Park.

OBJECTIVE 2: COMPREHENSIVE PLAN COORDINATION

Coordinate the City's comprehensive Plan with the plans of the Dade County School Board, Dade County Planning Department and the adjacent municipalities of Surfside and Miami.

Policy 2.1

Provide copies of the City's Comprehensive Plan, proposed amendments, executive summary, informational updates, public meeting notices to the Dade County School Board, Dade County Planning Department and two most adjacent municipalities.

Policy 2.2

During pre-development program planning and site selection activities, the City shall coordinate with the Miami-Dade Public Schools, and continue to seek, where feasible and mutually acceptable, to collocate schools with other public facilities such as parks, libraries and community centers to the extent possible.

Note: This policy added in Round 99-PS1, Ordinance # 99-3203, adopted September 17, 1999.

OBJECTIVE 3: SOUTH POINTE ELEMENTARY SCHOOL

Note: Objective 3 and related 1989 policies deleted because they were all accomplished with the 1992 reopening of the South Pointe Elementary School.

OBJECTIVE 4: HISTORIC PRESERVATION BOARD MEMBERSHIP

Note: Objective 4 and related policies deleted because historic preservation group members were appointed to the specified boards.

OBJECTIVE 5: CITY PLAN IMPACTS ON OTHER ENTITIES

Continue to utilize the intergovernmental coordination process established in 1990 to ensure that full consideration is given to the impacts of developments proposed in the City Comprehensive Plan on other governmental entities including 1993 provision of this plan to adjacent municipalities.

Policy 5.1

Continue formal liaison with state agencies that have permitting responsibility in Miami Beach.

Policy 5.2

Use the South Florida Regional Planning Council for mediation when development issues cross jurisdictional boundaries (or impact state or regional resources) and cannot be resolved by the City alone; the City shall work with the Regional Planning Council to determine the process.

Policy 5.3

The City Commission shall continue to work with the South Florida Regional Planning Council to identify regional issues and to assist in the periodic updating of the Comprehensive Regional Policy Plan.

Policy 5.4

Attend and participate in a planning technical committee of the Dade League of Municipalities to be organized by Dade County for the purpose of better interpreting local government planning issues and processes; devote special attention to the joint planning of Fisher Island.

Policy 5.5

Continue to participate in the review process of the Biscayne Bay (Aquatic Preserve) Shoreline Development Review Committee as it pertains to development/construction on the Miami Beach bayfront.

Policy 5.6

The City of Miami Beach shall provide copies of this revised Comprehensive Plan to the adjacent municipalities of Surfside and Miami and a cover letter to each municipality stating that proposed development in adjacent portions of Miami Beach has been reviewed for its relationship to the comprehensive plans of each municipality and that no negative impacts of said proposed developments are anticipated.

OBJECTIVE 6: LEVEL OF SERVICE STANDARD COORDINATION

Continue to coordinate with local (adjacent municipalities), county, regional and state entities in the establishment of Level of Service Standards for public facilities by obtaining copies of respective plans/levels of service and comparing them to those established by the City of Miami Beach with special emphasis on the 1992 FDOT LOS Manual.

Policy 6.1

Utilize the 1992 FDOT “Level of Service Standards and Guidelines Manual” in concurrency reviews of projects on State roads and otherwise continue to ensure that the level of service standards for public facilities are coordinated with those governmental entities having operational maintenance responsibility for such facilities.

OBJECTIVE 7: COUNTY SUBSTANDARD HOUSING BOARD

Further increase the responsiveness of the Dade County Unsafe Structures Board to the City’s desire to efficiently demolish unsafe buildings by 1995.

Policy 7.1

Continue periodic meetings between the City Administration and the Unsafe Structures Board to ensure coordination in addition to use of the new special master.

OBJECTIVE 8: HOUSING AUTHORITY

Initiate a joint City-Housing Authority program by 1994.

Policy 8.1

Continue the regular meetings between the City Administration and Housing Authority staff to ensure mutual assistance and consistency of objectives including implementation of a joint program of child care, recreation, code enforcement and police protection in support of Section 8 housing.

Policy 9J-5.015 (3)(c) 4 is not applicable because annexation is not a realistic possibility.

CAPITAL IMPROVEMENT PROGRAM ELEMENT

GOAL:

Ensure that all development and locations in the City are served by public facilities at established levels of service, currently and at all times in the future.

OBJECTIVE 1:

Maintain all existing potable water, sanitary sewer, storm water, transportation, solid waste, and recreational facilities at permitted levels as of Date of Adoption of this Comprehensive Plan Amendment.

Policy 1.1

The city will maintain a current inventory of all City-owned capital facilities, to include information on type, capacity, location and condition.

Policy 1.2

The City will continue its program of regularly scheduled inspections of all capital facilities, coordinated by the Department of Design, Development and Historic Preservation Services, to monitor and record the condition of each.

Policy 1.3

The City will continue to prepare and adopt each year a five year capital improvements program and a one-year capital budget, to include all projects which entail expenditures of at least \$10,000 and a live of at least three years.

Policy 1.4

The City will implement the projects listed in the capital improvement program and in the Implementation Schedule of this capital improvements element according to the schedule listed in this Element.

Policy 1.5

When budgeting capital expenditures, the City will evaluate and assign priority to projects according to the following criteria, listed in order of importance:

1. Elimination of existing or impending public hazards;
2. Repair or replacement of damaged capital facilities which do not fit the definition in Number 1 above;
3. Prevent service from any existing part of a system from falling below the level of service standards established in this Comprehensive Plan, due to failure of any component of the system;

4. Accommodate existing, expanding or new capital facilities within Miami Beach which are provided by other governmental agencies so as to avoid needless repetition of expenditures;
5. Accommodate new construction or rehabilitation projects which are approved by the City pursuant to all applicable development regulations and which are consistent with the elements of this comprehensive Plan and its amendments, specifically to include projected growth patterns, level of service standards, and requirements for financial participation by the party seeking development approval in meeting the costs of the capital facility;
6. Elimination of existing capacity deficits;
7. The project's impact on the local budget;
8. The project's financial feasibility within the City's budget; and
9. The project, if applicable, shall be coordinated with DOT plans.

Policy 1.6

The City will cooperate with all other governmental agencies, including the school board and public health care providers, to treat their existing capital facilities located in the City in a manner similar to that outlined in Policy 1.1 through 1.5 above.

Policy 1.7

The city shall limit the use of revenue bonds as a percent of total debt.

OBJECTIVE 2:

The City, as of 1990, shall not issue any building permits or development orders for new developments or redevelopment unless the existing infrastructure (i.e. water, sanitary and storm sewer, transportation, recreation and solid waste) meets or is upgraded to meet the permitted level of service to support the increase in demand by the proposed development.

Policy 2.1

The City will continue to prepare and adopt a five year capital improvements program. It will include all capital improvements identified in the comprehensive plan elements, specifically including those to upgrade facilities in the South Pointe Redevelopment area, Architectural District, The North Beach Area and the Convention Center Village.

Policy 2.2

During the annual preparation of the five year capital improvements program, the need for additional or revised upgrading of projects will be analyzed by the city staff and those determined to be necessary to fulfill Objective No. 2 above, and which are found to have an identified funding source, will be added to the capital improvements program.

Policy 2.3

In the South Pointe Redevelopment Area, priority for the use of tax increment revenues and the proceeds from a proposed second South Pointe Project bond issue will be given to upgrading capital facilities directly associated with private construction or redevelopment activities that are consistent with the adopted “South Shore Revitalization Strategy” which addresses the South Pointe Redevelopment Area.

Policy 2.4

The City will pursue the creation and operation of special assessment districts to provide funding for the proposed improvements in the Alton Road, Washington Avenue, Lincoln Road, and Espanola Way areas of the Architectural District, and in the North Beach Area in accordance with the adopted Neighborhood Special Area Studies for each of the specified areas.

OBJECTIVE 3:

Continue to participate in the Dade County Development Impact Fee Program to secure a financial contribution from any development that necessitates new or expanded potable water, sanitary and storm sewer, transportation, and solid waste based on a proportional share of the cost of the improvements. Establish on or before January 1, 1995 a similar program for recreational facilities and land within the City of Miami Beach.

Policy 3.1

The City will not give development approval to any new construction, redevelopment or renovation project which creates a need for new or expanded public capital improvements unless the project pays a proportional share of the costs of these improvements in accordance with the Development Impact Fee Program.

Policy 3.2

The City will establish on or before January 1, 1995 a schedule showing the percent of the cost of capital improvements for recreation and open space a project must pay if the improvements were necessitated by that project.

OBJECTIVE 4:

Return the City’s overall bond rating as established by Moody’s Investor’s Service at A or higher.

Policy 4.2

The City shall maintain a function responsible for soliciting Federal and state programs, private contributions and joint venture approaches to be used to reduce costs the City must bear for capital improvements.

Policy 4.4

The City will limit the total amount of outstanding debt in general obligation bonds to no greater than 15 percent of the assessed taxable real property value in the City.

Policy 4.5

The ratio of the City's total debt service on general obligation bonds shall not be greater than 35 percent of the City's total ad valorem, real property tax revenue.

Policy 4.6

The City will continue to prepare and adopt each year a 5 year capital improvements program and one year capital budget to, among other things, help assess future needs for debt financing of capital improvements.

OBJECTIVE 5

Continue the established level of service standards for capital facilities for which the City has financial responsibility.

Policy 5.1

Level of service standards established in the elements of this comprehensive plan and which are also contained here in the capital improvements element shall be, upon adoption of the comprehensive plan by the City Commission, the level of service standards for the designated capital improvements.

Policy 5.2

The peak hour level of service standards for roads shall be:

Local Roads	LOS Standard D
Collector Roads	LOS Standard D
Minor Arterial	LOS Standard D
Minor Arterial	LOS Standard D
Principal Arterial	LOS Standard D

Policy 5.2A

The following level of service standards shall be established for the roadways identified below and located within the City's Transportation Concurrency Management Areas (TCMAs):

- (a) Where no mass transit service exists, roadways shall operate at or above LOS D;
- (b) Where mass transit service having headways of 20 minutes or less is provided within $\frac{1}{4}$ distance, parallel roadways shall operate at no greater than 120 percent of LOS D;
- (c) Where extraordinary transit service classified as the Electrowave shuttle or express or peak-hour limited stop bus service exists parallel roadways within $\frac{1}{4}$ mile shall operate at no greater than 150 percent of LOS D.

South Beach TCMA – Facilities to be averaged

Roadway	Function	Direction	From	To	TCMA LOS	Service Volume
Alton Road	Arterial	N/S	Dade Blvd.	5th St.	D+20	3072
Washington Avenue	Arterial	N/S	Dade Blvd.	5th St.	D+50	4320
<i>SUBTOTAL</i>						7392
Collins Avenue	Collector	N/S	23rd Street	5th Street	D+50	2106
Meridian Road	Collector	N/S	Dade Blvd.	5th Street	D+20	1188
West Avenue	Collector	N/S	Dade Blvd.	5th Street	D+20	1188
<i>SUBTOTAL</i>						4482
Alton Road	Collector	N/S	5th Street	Biscayne	D+50	3255
Washington Avenue	Collector	N/S	5th Street	Biscayne	D+50	3255
<i>SUBTOTAL</i>						6510
5th Street	Arterial	E/W	Alton Road	Washington Ave	D+50	5970
17th Street	Arterial	E/W	Dade Blvd.	Collins Avenue	D+50	4320
Dade Boulevard (share)	Arterial	E/W	Venetian Caus.	Pine Tree Dr.	D+50	4320
<i>SUBTOTAL</i>						14610

Middle Beach TCMA – Facilities to be averaged

Roadway	Function	Direction	From	To	TCMA LOS	Service Volume
Alton Road	Arterial	N/S	63rd Street	Dade Blvd	D	3260
Collins Indian Creek Drive	Arterial	N/S	63rd Street	23rd Street	D+20	4776
<i>SUBTOTAL</i>						8036
41st Street	Arterial	E/W	Alton Road	Indian Creek Dr	D+20	3072
Dade Boulevard (share)	Arterial	E/W	Venetian Caus.	Pine Tree Dr.	D+50	4320
63rd Street (share)	Arterial	E/W	Alton Road	Indian Creek Dr	D+20	3924
<i>SUBTOTAL</i>						11316

North Beach TCMA – Facilities to be averaged

Roadway	Function	Direction	From	To	TCMA LOS	Service Volume
Collins Avenue- one way pair	Arterial	N/S	City Limit	63rd Street	D+20	2124
Harding/Abbott Ave.- one way pair	Arterial	N/S	City Limit	Indian Creek Dr	D+20	2866
Indian Creek Drive	Arterial	N/S	71st Street	63rd Street	D+20	4776
<i>SUBTOTAL</i>						9766
71st Street/Normandy Dr.	Arterial	E/W	City Limit	Indian Creek Dr.	D+20	4776
63rd Street (share)	Arterial	E/W	Alton Road	Indian Creek Dr.	D+20	3924

<i>SUBTOTAL</i>						8700
-----------------	--	--	--	--	--	------

Note: Policy 5.2A amended by Ordinance #2000-3256, adopted July 12, 2000.

Policy 5.3

The following level of service standards for sanitary sewer collection shall be maintained in all areas of the City

Average gallons per capita per day	140
Peak gallons per capita per day	144

Policy 5.4

Capacity of solid waste facilities shall have the following level of service standard:

1.275 tons per capita per year

Policy 5.5

Level of service standard for storm water drainage in all areas of the City shall be:

25 year frequency, 24 hour duration

Policy 5.6

Level of service standard for distributing potable water in all areas of the City shall be:

Average gallons per capita per day	140
Peak gallon per capita per day	168

Policy 5.7

As a general guideline, each facility type as defined by the data and analysis in the Recreation and Open space element shall be based on a minimum number of units per permanent and seasonal⁴ population, by specific facility type.

<i>Facility Type</i>	<i>Minimum Number Required</i>
Swimming Pool	1 per 50,000 persons
Golf Course (min. 9 holes)	1 per 50,000 persons
Basketball Court	1 per 7,000 persons
Tennis court	1 per 3,000 persons
Multiple-Use Court's (shuffle, bocce, etc.)	1 per 4,000 persons
Designated Field Area (baseball, soccer, etc.)	1 per 10,000 persons
Tot Lots	1 per 10,000 persons
Vitacourse	1 per 40,000 persons
Boat Ramp	1 per 100,000 persons
Outdoor Amphitheater	1 per 50,000 persons
Activity Building for Multiple Uses	1 per 10,000 persons

⁴ As the seasonal population primarily utilizes private recreation and open space facilities, 20 percent of the actual total seasonal population is used to determine demand for public recreation and open space facilities.

Policy 5.8

The National park Association's suggested minimum requirement for recreation and open space is established as the minimum Level of Service Standard for the entire system to ensure adequate provisions are maintained for the future projected population. Ten (10) acres of recreation and open space per one-thousand (1,000) permanent and seasonal residents. (This requirement excludes public landscape open space and the Atlantic beachfront area.)

OBJECTIVE 6:

Limit public infrastructure expenditures that subsidize development in the City-wide Coastal High Hazard Area except for restoration and enhancement of natural resources; the measure shall be 0 projects inconsistent with Policies 6.1 through 6.5 and 8.1 in the Capital Improvement Schedule.

Policy 6.1

Except as provided in Policy 6.2 through 6.5 below, the City shall not fund any public infrastructure capacity expansion if such funding and such expansion would have the effect of directly subsidizing a private development.

Policy 6.2

Notwithstanding Policy 6.1 above, the City may fund infrastructure capacity expansion to achieve: 1) adopted level-of-service standards for facilities which serve the current and projected population; 2) recreational and natural resource enhancement; 3) any development directly supporting the Convention Center; 4) amelioration of parking or mass transit deficiencies; 5) the provision of desirable parking or mass transit facilities and services; and/or 6) redevelopment in redevelopment areas established in accordance with state statute. Expenditures pursuant to 3), 4), 5) and 6) preceding shall be limited to south Pointe Redevelopment Area and the convention Center Village Redevelopment Area as shown on the Redevelopment Areas Map included with these goals, objectives and policies.

Policy 6.3

The City will continue to expend funds as needed to maintain, repair, renew, replace or expand storm water drainage facilities in the high hazard coastal areas.

Policy 6.4

The City will continue to expend funds as needed to maintain, repair, renew, replace or expand recreational, beach access and water access facilities in the high hazard coastal area.

Policy 6.5

The City will continue to expend funds as needed to maintain, repair, renew, replace or expand facilities that protect the dune system or other environmental assets.

OBJECTIVE 7:

No new development, except those for which a building permit was issued by the City prior to the effective date of the ordinance adopting the Miami Beach Comprehensive Plan, shall begin construction unless the public facilities needed to support the development are at the permitted level of service standards adopted in the Plan and land use decisions will be coordinated with available or projected fiscal resources with a C.I.P. schedule.

Policy 7.1

After adoption of the City's comprehensive plan, the City shall not issue a certificate of occupancy or use for any new development unless the Planning, Design and Historic Preservation Division determines that the needed public facilities are available at the time of issuance, or a legally binding commitment to construct the facilities exists at the time of issuance and it can be demonstrated that construction of the public facilities is both technically and fiscally feasible for the committed party or parties.

Policy 7.2

Phasing of a development or phasing the implementation of the needed public facilities shall be permitted to satisfy the requirement that the needed public facilities be available concurrent with the effects of the development.

Policy 7.3

Developments for which building permits were issued prior to adoption of this comprehensive plan shall be allowed to begin construction without regard to level of service standards established in this capital improvements element, except that if a public hazard would be created, construction of the development shall be prohibited until measures to prevent the public hazard are implemented. Provided, however, that should any permit expire and not be renewable, issuance of a new permit for the development shall be subject to the requirements of a new application.

OBJECTIVE 8:

Capital improvements will be provided to accommodate future developments and to replace worn out or obsolete facilities, as indicated in the city's annually updated five year Capital Improvement Program.

Policy 8.1

The City shall as a matter of priority, schedule and fund all capital improvement projects in the Five Year Schedule of Improvements which are designed to correct anticipated deficiencies.

OBJECTIVE 9:

The City shall require and provide the provision of needed improvements identified in other elements of the Comprehensive Plan and shall manage the land development process (see Future Land Use and Solid Waste, Sanitary Sewer elements) such that the previous and future developments do not exceed the City's ability to fund and provide the corresponding public facilities necessary to accommodate the development.

Policy 9.1

Development and redevelopment projects shall be consistent with public facilities necessary to meet service standards and remain within the proposed municipal budget.

Policy 9.2

Recommendations described in the Future Land Use Element are incorporated by reference and shall be implemented as part of the Capital Improvement Element.

HISTORIC PRESERVATION ELEMENT

GOAL:

Secure for future generations the opportunity to share in the unique heritage of Miami Beach and promote sound economic development through the purposeful retention, protection and continued use of buildings, structures and districts which are associated with important events in the City's history or exhibit significant architectural qualities.

OBJECTIVE 1:

By 1995, increase the total number of structures designated as historically significant from that number of structures designated in 1988, either individually or as contributing structures within the National Register Architectural District or a local Historic Preservation District.

Policy 1.1

The City will provide the necessary financial and other resources to ensure that all historically significant structures are identified by 1995 by funding City staff to survey, update, and expand the historic structures data base; by 1994, a Historic Preservation coordinator position will be founded.

Policy 1.2

By 1994, any structure identified as historically or architecturally significant which is located within an existing historic preservation district shall be designated as a contributing structure.

Policy 1.3

Strengthen the City's historic preservation powers as contained in the historic preservation ordinance by continuing to provide the City with the authority to deny requests for demolition of buildings locally designated as historic preservation sites or contributing buildings within locally designated historic preservation districts.

Policy 1.4

By 1994, expand the City's Design Guidelines to specifically address the rehabilitation of historic preservation sites or contributing structures within designated local Historic Preservation Districts.

OBJECTIVE 2:

Continue to increase the total ad valorem, real property values in the local historic districts from those established in 1988 by: 1) funding programs to subsidize multi-family and commercial rehabilitation; 2) funding physical streetscape improvements to complement private rehabilitation, as identified in the Capital Improvement Element; and 3) assigning City administrators to the task of coordinating approvals with potential developers.

Policy 2.1

Build a consensus among the many public and private organizations as to a realistic and balanced approach to economic development and historic preservation, working with the Miami Design Preservation League, Miami Beach Chamber of Commerce, Miami Beach Development Corporation and similar organizations.

Policy 2.2

Provide funding to subsidize the rehabilitation of existing hotels and the construction of a new hotel or hotels in the City Center/Historic Convention Village Area which are designed to be sensitive to the historic character of the area.

Policy 2.3

By 1994, adopt a master plan for the redevelopment of Lincoln Road as a historic cultural and retail center and create a financing mechanism to implement the plan.

Policy 2.4

Continue to adhere to design guidelines for appropriate in-fill construction with the Altos del Mar Historic District (77th to 79th Streets, east of Collins Avenue) consistent with the historic single family character of the area.

Policy 2.5

By 1994, amend Section 20 of the LDR to encourage the rehabilitation of structures identified in the historic structures data base within the South Pointe Redevelopment Area.

CITY COMMISSION RESOLUTION 92-20579

CITY COMMISSION MEMORANDUM 523-92

STORMWATER UTILITY INTERLOCAL AGREEMENT
BETWEEN MIAMI BEACH AND METROPOLITAN DADE COUNTY